

Town of Thompson's Station
Municipal Planning Commission
Meeting Agenda
August 28, 2018

Meeting Called To Order

Pledge Of Allegiance

Minutes-

Consideration Of The Minutes Of The July 24, 2018 Meeting

Documents:

[07242018 MINUTES.PDF](#)

Public Comments-

Planner Report

Littlebury
Avenue Downs

New Business:

1. Final Plat For The Creation Of 70 Single-Family Lots And Five (5) Open Space Lots Within Section 17 Of Tollgate Village (FP 2018- 013).

Documents:

[ITEM 1 TV FINAL PLAT STAFF REPORT.PDF](#)
[ITEM 1 TV FINAL PLAT SECTION 17.PDF](#)

2. Final Plat For The Creation Of Three (3) Single-Family Lots Within Section 18A Of Tollgate Village (FP 2018-012).

Documents:

[ITEM 2 TV FINAL PLAT SECTION 18A STAFF REPORT.PDF](#)
[ITEM 2 ENGINEER MEMO.PDF](#)
[ITEM 2 TV FINAL PLAT SECTION 18A.PDF](#)

3. Preliminary Plat For The Subdivision Of 59 Lots For Phase 2 Of The "Town Center" In The Tollgate Village Community (PP 2018-005).

Documents:

[ITEM 3 PRELIM PLAT STAFF REPORT.PDF](#)
[ITEM 3 TV BARGE DESIGN MEMO.PDF](#)
[ITEM 3 TV TRIP GENERATION ANALYSIS.PDF](#)
[ITEM 3 TV PRELIM PLAT FOR PHASE 2 COMMERCIAL.PDF](#)

4. Site Plan For The Development Of Phase 2 (Townhomes, Condominiums, Live Work And Mixed Use) Within The Tollgate Village Community (SP 2018-005).

Documents:

ITEM 4 STAFF REPORT.PDF
ITEM 4 SEWER TAP ANALYSIS.PDF
ITEM 4 SITE PLAN PACKET.PDF

5. Final Plat For The Creation Of One (1) Open Space Lot For Tollgate Village (FP 2018-015).

Documents:

ITEM 5 STAFF REPORT.PDF
ITEM 5 FINAL PLAT TV OPEN SPACE.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
July 24 , 2018

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 26nd day of June 2018 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 Shawn Alexander; Commissioner Trent Harris; Commissioner Tara Rumpler; Commissioner Bob Whitmer; Town Planner Wendy Deats, Town Clerk Jennifer Jones and Town Attorney Todd Moore. Alderman Ben Dilks was unable to attend.

Pledge of Allegiance.

Minutes:

The minutes of the June 26, 2018 meeting were previously submitted.

Commissioner Roberts made a motion to approve of the June 26, 2018 meeting minutes. The motion was seconded and carried unanimously.

Election of Planning Commission Secretary:

Commissioner Roberts made a motion to nominate Shaun Alexander for Planning Commission Secretary. The motion was seconded and carried by all.

Public Comment:

Gary Crowley – 2732 Village Dr. – Concerns with Parson's Valley project regarding water flow issues and TVA sinkholes.

Clark Ellerby – 2851 Station South – Concerns with Parson's Valley project regarding streets, water issues, traffic and density.

Brad Wilson – 3064 Americus – Wondered about the status of underground utilities in Tollgate.

Chris McCracken – 2812 Chatham Pl. –

Ray LaCroix – 2713 Village Dr. - Concerns with Parson's Valley project regarding property values, safety, and traffic.

Delia Carlson – 2736 Village Dr. – Density, traffic and drainage concerns with Parson's Valley project.

Jane Webster – 2843 Station South Dr. – Density concerns with Parson's Valley development. Project does not fit within the rural characteristic of the community.

Glen Blalock – 2824 Station South Dr. – Traffic, drainage and water concerns with Parson's Valley.

Joseph Ezell – 2807 Dudley Dr. – Concerns with traffic, safety, and multiple entrances with Parson's Valley.

Anne Murphy – 2720 Village Dr. – Traffic concerns with Parson’s Valley development.

Brian Sweeney – 2806 Dudley Dr. – Traffic and Safety concerns with Parson’s Valley development.

Planner Report:

Concept Plan for Parsons Valley for the development of 351 residential units consisting of 228 single family lots and 123 townhomes (CP: 2018-004).

Mrs. Deats reviewed her report to the Planning Commission. John Haas, a consultant for the Developer, Pearl Street Partners, came forward to answer questions on behalf of the applicant.

Unfinished Business:

1. Preliminary Plat for the development of phases 14-17 within The Fields of Canterbury (PP 2018-003)

Mrs. Deats reviewed her report and based on the compliance with the Land Development Ordinance, recommends that the Planning Commission approve with the following contingencies:

1. Prior to the approval of construction plans, the developer shall enter into a development agreement for the project.
2. Prior to the approval of construction plans, the developer shall obtain approval of an agreement with the Town for the construction of the improvements to Critz Lane along the project frontage, including the intersection of Clayton Arnold and Critz Lane.
3. Prior to the approval of construction plans, revise the traffic study to include the phasing and timing of signal operation and equipment be modified to provide a right turn overlap for the right turn westbound and left turn southbound.
4. Prior to the approval of construction plans, the landscaping plan shall be revised to incorporate all tree replacement as required by the ordinance.
5. Buffer type 3 (semi-opaque) shall be installed in between the project and the adjacent properties within the D1 zoning district.
6. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer. A drainage study shall be submitted to verify that drainage is managed adequately on site.
7. Street lights shall be incorporated into these phases to match the existing neighborhood and shall be documented on the construction drawings.
8. All construction traffic into these phases shall be required to use Lioncrest Lane.
9. During construction, the developer shall comply with all recommendations of the geotechnical report dated June 2, 2017.

Ryan Manners with Encompass Land Group came forward to answer any questions on behalf of the applicant.

After discussion, Commissioner Roberts made a motion to approve Item 1, a Preliminary Plat for the development of phases 14-17 within the Fields of Canterbury (PP 2018-003) with Staff's recommended contingencies. The motion was seconded and carried by all.

- 2. Amendment to the Article III, Subdivision Regulations section 3.9.23 – Roadway Specifications and the inclusion of section 3.9.24 related to traffic studies (LDO Amend 2018-004).**

Mrs. Deats reviewed her report and is requesting that the Planning Commission adopt the standards in Article 3 of the Land Development Ordinance.

Jonathan Smith with Barge Design came forward to answer any questions.

After discussion, Commissioner Whitmer made a motion to adopt Item 2, an Amendment to the Article III, Subdivision Regulations section 3.9.23 – Roadway Specification and the inclusion of section 3.9.24 related to traffic studies (LDO Amend 2018-004). The motion was seconded and carried by all.

New Business:

- 3. Preliminary Plat for the development of Avenue Downs in two phases for a total of 69 single family lots, a pump station lot and five (5) open space lots (PP 2018-004).**

Mrs. Deats reviewed her report and based on the lack of utilities, specifically sewer, Staff recommends deferral of the preliminary plat to the August Planning Commission meeting.

Mr. Brett Smith with Ragan Smith came forward to answer questions on behalf of the applicant.

After discussion, Commissioner Harris made a motion to deny the Preliminary Plat for the development of Avenue Downs in two phases for a total of 69 family lots, a pump station lot and five (5) open space lots (PP 208-004). The motion was seconded and carried by a vote of 4 to 2 with Commissioners Rumpler and Elder casting the dissenting votes.

- 4. Final Plat for the creation of 25 single family lots within section 13A of The Fields of Canterbury (FP 2018-011).**

Mrs. Deats reviewed her report and based on the project's compliance with the approved Phase 13 preliminary plat, 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 \$118,000 for roadways, drainage and utilities.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$106,000 for sewer.
3. All tree replacements shall be installed in accordance with the approved replacement plan for phase 13.

4. As built drawings shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.

After discussion, Commissioner Whitmer made a motion to approve Item 4, final plat for the creation of 25 single family lots within section 13A of the Fields of Canterbury (FP 2018-011) with the Staff recommended contingencies. The motion was seconded and carried by all.

5. **Site plan approval for the expansion of electric service to serve phases 16 and 17 of Tollgate Village (SP 2018-004).**

Mrs. Deats reviewed her report and based on the need to provide adequate service to existing and future residents, recommends that the Planning Commission approve the proposal to install the electric line with the following contingency:

1. All electrical lines installation/expansion within the Tollgate Village subdivision shall be installed underground.

After discussion, Commissioner Roberts made a motion to approve Item 5, the site plan approval for the expansion of electric service to serve phases 16 and 17 of Tollgate Village (SP 2018-004) with Staff recommended contingencies. The motion was seconded and carried by all.

There being no further business, Commissioner Alexander made a motion to adjourn. The motion was seconded, and the meeting was adjourned at 9:00 p.m.

Jack Elder, Chairman

Attest:

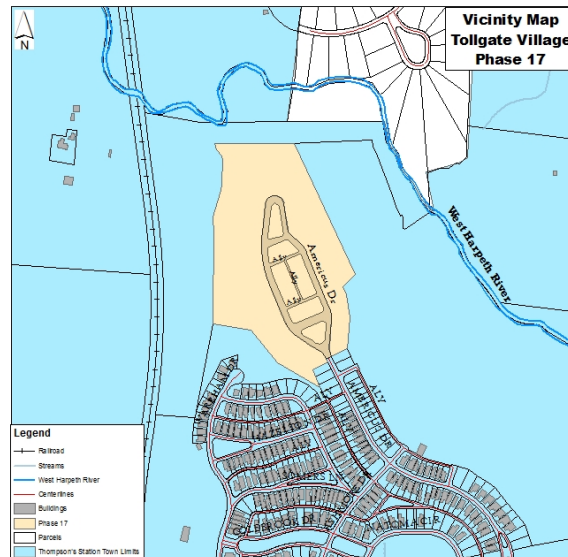
Shawn Alexander, Secretary

Thompson's Station Planning Commission
Staff Report –Item 1 (FP 2018-013)
August 28, 2018

Request to approve the final plat for Section 17 to create 70 single-family lots and five open space lots within Tollgate Village.

PROJECT DESCRIPTION

A request to approve the final plat for Section 17 of Tollgate Village to create 70 single-family lots and five (5) open space lots.



BACKGROUND

On March 24, 2017, the Planning Commission approved the preliminary plat for phase 17 of Tollgate Village for the subdivision of 34.29 acres of land into 70 single-family lots and five open space lots with the following contingencies:

1. Prior to the approval of construction plans, a development agreement shall be approved and executed between the Town and the Developer.
2. Prior to the approval of construction plans, all sureties for each phase/section in Tollgate Village and for the installation of the traffic signal shall be posted and submitted to the Town in accordance with the requirements with the Land Development Ordinance.
3. All recommendations for traffic mitigation shall be completed in accordance with the phasing/timing set forth within the traffic study dated February 28, 2017.
4. Prior to the submittal of the final plat for phase 17, all sewer improvements must be completed to the satisfaction of the Town.
5. The construction route adjacent to Tollgate Boulevard, north of Phase 14 shall be utilized by all construction traffic.
6. All tree replacement shall be revised to include trees 18 inches or greater as specified by the Land Development Ordinance subject to review and approval to the satisfaction of the Town.

ANALYSIS

Final Plat

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).

Section 17 consists of 70 single-family lots along Americus Drive, Ridgeland Drive and Rockhurst Drive. The setbacks are 10 feet for the front yard, 7.5 feet for the side yard, and 20 feet for the rear yard. Lot widths vary; however, the minimum lot width will be maintained at 50 feet, except where less width is permitted on the curve of a road. The right of way includes a five-foot sidewalk and a five-foot landscape strip. Several lots are critical throughout this phase as noted on the plat. All critical lots will require engineered site plans to address all site-specific issues.

Trees

Development of phase 17 will result in the removal of seven (7) trees for a total of 280 inches. The Land Development Ordinance requires the replacement of trees 18 inches and greater at a ratio of one and a half inches for every inch removed. Therefore, 420 inches of trees is required to be replaced within the development. The replacement plan includes 61 inches within phase 7, 60 inches within phase 12, nine inches within phase 14 and the remaining 290 inches in phase 17.

Open Space

The open space required for the Tollgate Village subdivision is 120 acres and as of this submittal, 82.92 acres are recorded. With the recordation of this plat, another 16.71 acres will be recorded for a total of 99.63. The Land Development Ordinance states in section 5.4.7 of the Land Development Ordinance that “no more than 60% of the lots may be platted prior to the platting of all of the open space as determined on the concept plan.” No further lots in Tollgate Village may be platted until all the open space is dedicated. Therefore, the developer is required to plat 20.37 additional acres of open space.

Sewer

The Tollgate Village development has approval for 943 sewer taps. With the approval of these 70 single-family lots, a total of 829 sewer taps will be committed leaving 114 taps available for future approvals. Furthermore, sewer improvements for Tollgate Village that include rerouting the gravity line in phase 13 and upgrades to the sewer line from the manhole on Wareham to the pump station. The development agreement executed on May 9, 2018 states that “prior to the submittal of the final plat for phase 17, all sewer improvements must be completed to the satisfaction of the Town.” At this time, the sewer improvements are not complete, therefore Staff cannot recommend approval of this plat.

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. The Tollgate Village phase 17 construction plans are approved, and improvements have been started within this phase. Roadway work is completed to base course with curbs, drainage and utilities in place and erosion control is installed. 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 \$470,000.

Sewer is installed however testing has not occurred and flow is not applied to the system. After an evaluation of the progress of the sewer, the Town Engineer recommends that the sewer surety be set at \$280,000.

Recommendation

Staff recommends the Planning Commission deny the final plat for the following reasons:

1. Sewer improvements as identified in the approval for the preliminary plat and development agreements are not complete.
2. Open space is not platted in accordance with Section 5.4.7.

Should the Commission wish to approve the final plat, Staff recommends the following be considered as contingencies:

1. Prior to the recordation of the final plat, a plat identifying all remaining open space shall be approved by the Town.
2. Prior to recordation of the final plat, all sewer improvements shall be completed and shall pass any necessary testing.
3. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$470,000 for roadways, drainage and erosion control with automatic renewal.
4. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$280,000 for sewer with automatic renewal.
5. All tree replacements shall be installed in accordance with the approved replacement plan for phase 17.
6. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$84,000 for the landscaping (tree replacement).
7. 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.

Attachments

Final Plat

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE 70 RESIDENTIAL SINGLE-FAMILY LOTS AND 5 OPEN SPACE TRACTS.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED DURING THE COURSE OF THE SURVEY ON THE SITE TO DETERMINE THE POSITION OF TWO CONTROL POINTS FOR ESTABLISHING THE BEARING BASE. TYPE OF EQUIPMENT USED: TRIMBLE MODEL R10, DUAL FREQUENCY RECEIVER. THE TYPE OF SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC. CONTROL POINTS FOR BEARING BASE FOR PROJECT AND ROAD LOCATION IMPROVEMENTS.
- 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.
- THIS PROPERTY IS CURRENTLY ZONED D3 (HIGH DENSITY RESIDENTIAL). MAXIMUM LOT COVERAGE 55%. MINIMUM BUILDING SETBACKS PER TOWN OF THOMPSON'S STATION LAND DEVELOPMENT ORDINANCE:
FRONT: 10'
REAR: 20'
SIDE: 7.5'
*20' MINIMUM DRIVEWAY LENGTH, EXCLUSIVE OF SIDEWALKS
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONES "AE" AND "X" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0335F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 470424, PANEL NO. 0335, 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 AREAS) UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ALL STREETS ARE DESIGNATED PUBLIC AND AS SUCH ARE PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENTS.
- ALL PUBLIC STREETS AND DRAINAGE STRUCTURES WITHIN THE RIGHTS-OF-WAY WILL BE MAINTAINED BY THE TOWN OF THOMPSON'S STATION.
- OPEN SPACE AREAS, PUBLIC UTILITY AND DRAINAGE EASEMENTS (INCLUDING DRAINAGE AND DETENTION STRUCTURES), ALLEYS AND ALL LANDSCAPING WITHIN ROADWAY MEDIANS WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- LOTS SHOWN THUS (*) ARE DESIGNATED AS CRITICAL LOTS AND HAVE MANMADE SLOPES IN EXCESS OF 15%. PER SECTION 3.3.7 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 REVIEWED THE SITE PLAN.
- OPEN SPACE TRACTS 1789-1793 ARE ALSO A PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS.
- DOMESTIC WATER SUPPLY INFORMATION SHOWN HEREON TAKEN FROM PLANS PREPARED BY JAMES C. HAILEY & CO. DATED APRIL 28, 2017.
- 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 1:43,595.

BY: *John T. Darnall* DATE: AUGUST 2, 2018
JOHN T. DARNALL, TN RLS #1571

SITE DATA TABLE (PHASE 17)

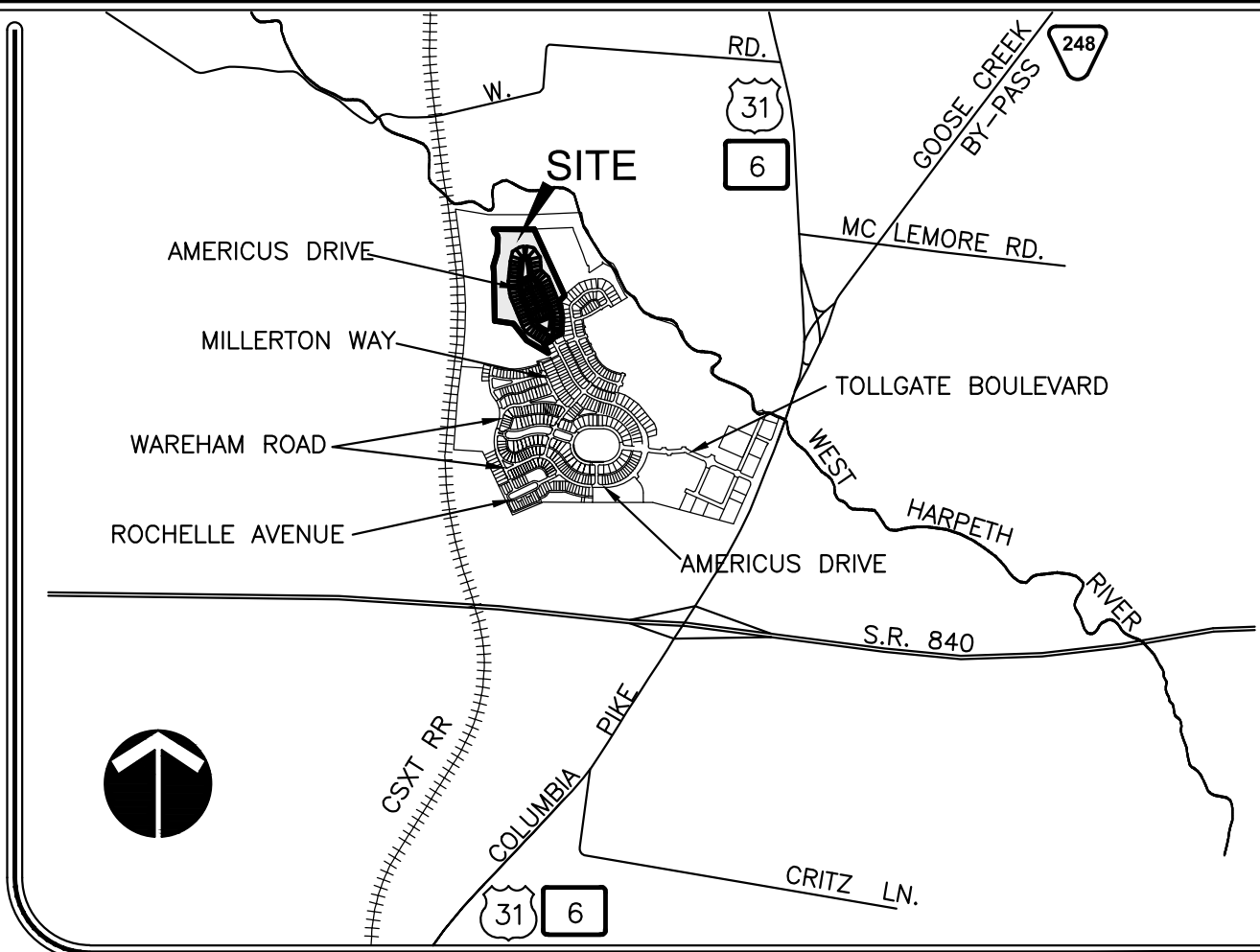
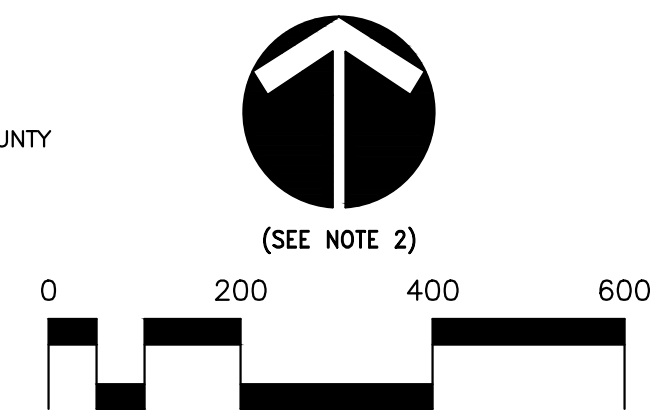
TOTAL LOT AREA	- 13.76 ACRES±
TOTAL R.O.W. AREA	- 3.82 ACRES±
OPEN SPACE AREA	- 16.71 ACRES±
TOTAL SITE AREA	- 34.29 ACRES±
MILES NEW ROAD	- 0.82±

DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MBSC TN HOMEBUILDERS, LLC, FROM TOP 2010, LLC OF RECORD IN BOOK 5264, PAGE 242, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL 1 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 132.



LOCATION MAP
NOT TO SCALE

LOT AREA TABLE

LOT	SQ. FT.±	ACRES±
1706	8,261	0.19
1707	8,316	0.19
1708	8,298	0.19
1709	8,274	0.19
1710	8,804	0.20
1711	10,603	0.24
1712	10,679	0.25
1713	9,148	0.21
1714	8,250	0.19
1715	8,250	0.19
1716	8,250	0.19
1717	8,250	0.19
1718	8,250	0.19
1719	8,716	0.20
1720	9,031	0.21
1721	9,132	0.21
1722	9,202	0.21
1723	9,197	0.21
1724	9,345	0.21
1725	9,243	0.21
1726	8,614	0.20
1727	8,250	0.19
1728	8,250	0.19
1729	8,250	0.19
1730	9,841	0.23
1731	13,716	0.31
1732	12,940	0.30
1733	14,161	0.33
1734	14,599	0.34
1735	11,258	0.26
1736	8,739	0.20
1737	8,784	0.20
1738	10,803	0.25
1739	8,274	0.19
1740	10,478	0.24
1741	9,041	0.21
1742	8,250	0.19
1743	8,250	0.19
1744	8,250	0.19
1745	8,250	0.19
1746	8,250	0.19
1747	8,250	0.19
1748	8,172	0.19
1749	8,541	0.20
1750	8,412	0.19
1751	7,866	0.18
1752	7,341	0.17
1753	7,458	0.17
1754	7,575	0.17
1755	8,429	0.19
1756	6,837	0.16
1757	6,678	0.15
1758	6,678	0.15
1759	6,678	0.15
1760	7,077	0.16
1761	7,013	0.16
1762	6,678	0.15
1763	6,678	0.15
1764	6,678	0.15
1765	6,624	0.15
1766	6,710	0.15
1767	10,118	0.23
1768	6,804	0.16
1769	10,912	0.25
1770	7,013	0.16
1771	6,678	0.15
1772	6,678	0.15
1773	6,678	0.15
1774	6,678	0.15
1775	7,013	0.16

OPEN SPACE AREA TABLE

OPEN SPACE	SQ. FT.±	ACRES±
1789	25,171	0.58
1790	2,016	0.05
1791	2,016	0.05
1792	22,431	0.51
1793	676,013	15.52

RECORDER'S INFORMATION

TOTAL AREA = 1,493,683 SQUARE FEET OR 34.29 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 5264, PAGE 242, 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: 2018 MBSC TN HOMEBUILDERS, 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 TOWN OF THOMPSON'S STATION MUNICIPAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE PRECISION OF THE SUBDIVISION REGULATIONS AS APPROVED BY THE TOWN ENGINEER. THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:43,595 AS SHOWN HEREON.

RAGAN - SMITH - ASSOCIATES, INC.
John T. Darnall
DATE: AUGUST 2, 2018 JOHN T. DARNALL, RLS NO. 1571

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 REGULATIONS OR THAT A SURVEY 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: _____
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 PLAN HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THOMPSON'S STATION'S SUBDIVISION REGULATIONS, OR (2) THAT A SURVEY 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 MEANS. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE AFORESAID REGULATIONS.

DATE: _____ 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: _____ 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 DEPARTMENT OF INFORMATION TECHNOLOGY (IT).

DATE: _____ IT DEPT. E-911 ADDRESSING COORDINATOR: _____

FINAL PLAT

TOLLGATE VILLAGE SECTION 17

4TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TOWN OF THOMPSON'S STATION, TENNESSEE

REVISED: AUGUST 2, 2018 SCALE: 1"=200'
DATE: JULY 19, 2018 JOB NO. 10-081 W.O. 9260

OWNER/DEVELOPER
MBSC TN HOMEBUILDERS, LLC
C/O BRIAN ROWE
312 S. GAY STREET, SUITE 200
KNOXVILLE, TENNESSEE 37902
(865) 408-8322

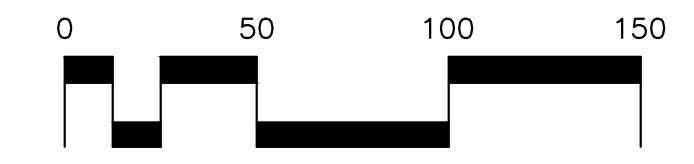
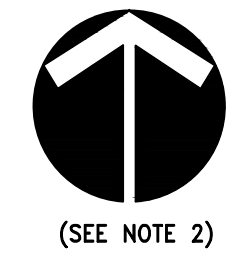
RAGAN • SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN 37206
(615) 244-8591 FAX (615) 244-6739 tdarnall@ragansmith.com
CONTACT: TOM DARNALL, RLS
SHEET 1 OF 3

CS: 10/15/2018 10:58:53 AM; USER: JTD; PROJECT: TOLLGATE VILLAGE; PLAN: 17; SHEET: 1 OF 3; PLOTTED BY: JTD; PLOT DATE: 8/2/2018 2:07 PM; LAST UPDATED BY: JTD; ON: 8/2/2018 9:20 AM

GENERAL NOTES

1. SEE SHEET 1 OF 3 FOR GENERAL NOTES AND LOT AND OPEN SPACE AREAS.



(ZONED D3)
TOLLGATE VILLAGE
OPEN SPACE AREA NO. 1
PLAT BOOK P56, PAGE 110,
R.O.W.C.T.

OPEN SPACE
1793

(ZONED D3)
TOLLGATE VILLAGE
SECTION 13C
PLAT BOOK P58, PAGE 145,
R.O.W.C.T.

(ZONED D3)
TOLLGATE VILLAGE
SECTION 15
PLAT BOOK P66, PAGE 75,
R.O.W.C.T.

(ZONED D3)
TOLLGATE VILLAGE
SECTION 15
NOT RECORDED AT THIS TIME

(ZONED D3)
TOLLGATE VILLAGE
SECTION 14B
PLAT BOOK P61, PAGE 32,
R.O.W.C.T.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C38	25.00'	39.27'	90°00'00"	25.00	35.36'	S22°27'16"W
C39	25.00'	37.38'	85°40'01"	23.18	33.99'	N69°42'43"W
C40	177.00'	13.39'	4°19'59"	6.70	13.38'	S24°42'43"E
C41	10.00'	15.71'	90°00'00"	10.00	14.14'	N22°27'16"E
C42	10.00'	15.71'	90°00'00"	10.00	14.14'	S67°32'44"E
C43	10.00'	15.71'	90°00'00"	10.00	14.14'	S22°27'16"W
C44	10.00'	15.71'	90°00'00"	10.00	14.14'	N67°32'44"W
C45	10.00'	15.71'	90°00'00"	10.00	14.14'	N22°27'16"E
C46	10.00'	15.71'	90°00'00"	10.00	14.14'	S67°32'44"E
C47	10.00'	15.71'	90°00'00"	10.00	14.14'	S22°27'16"W
C48	10.00'	15.71'	90°00'00"	10.00	14.14'	N67°32'44"W
C49	777.00'	110.84'	8°10'25"	55.52	110.75'	N18°27'31"W
C50	777.00'	10.05'	0°44'27"	5.02	10.05'	N22°10'30"W
C51	777.00'	53.07'	3°54'48"	26.54	53.06'	N19°50'52"W
C52	777.00'	47.73'	3°31'10"	23.87	47.72'	N16°07'54"W
C53	10.00'	14.28'	81°49'35"	8.67	13.10'	N26°32'29"E
C54	10.00'	15.71'	90°00'00"	10.00	14.14'	S67°32'44"E
C55	177.00'	38.77'	12°33'06"	19.47	38.70'	S39°53'38"E
C56	10.00'	17.64'	101°04'22"	12.15	15.44'	S16°55'05"W
C57	10.00'	17.66'	101°12'19"	12.18	15.46'	N61°56'34"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	77.00'	41.22'	30°40'26"	21.12	40.73'	N42°00'17"W
C2	223.00'	135.43'	34°47'46"	69.88	133.36'	N39°56'37"W
C3	223.00'	10.85'	2°47'15"	5.43	10.85'	N55°56'52"W
C4	223.00'	50.58'	12°59'46"	25.40	50.47'	N48°03'22"W
C5	223.00'	50.58'	12°59'46"	25.40	50.47'	N35°03'36"W
C6	223.00'	23.42'	6°00'59"	11.72	23.41'	N25°33'13"W
C7	823.00'	413.60'	28°47'38"	211.26	409.26'	N08°08'55"W
C8	823.00'	43.98'	3°03'44"	22.00	43.98'	N21°00'52"W
C9	823.00'	53.70'	3°44'20"	26.86	53.70'	N17°36'50"W
C10	823.00'	53.70'	3°44'20"	26.86	53.70'	N13°52'30"W
C11	823.00'	55.01'	3°49'47"	27.52	55.00'	N10°05'27"W
C29	223.00'	20.77'	5°20'14"	10.39	20.77'	S25°12'51"E
C30	223.00'	103.34'	26°33'06"	52.62	102.42'	S09°16'10"E
C31	223.00'	29.30'	7°31'41"	14.67	29.28'	S18°46'53"E
C32	223.00'	50.58'	12°59'46"	25.40	50.47'	S08°31'09"E
C33	223.00'	23.46'	6°01'39"	11.74	23.45'	S00°59'33"W
C34	77.00'	41.22'	30°40'26"	21.12	40.73'	S11°19'50"E
C35	25.00'	51.77'	118°39'08"	42.15	43.00'	S63°19'57"W
C36	25.00'	54.45'	124°47'46"	47.82	44.31'	N05°03'23"E
C37	25.00'	50.86'	116°33'06"	40.44	42.53'	S54°16'10"E

LEGEND	
■	MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 5/8" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")
●	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN-SMITH & ASSOCIATES")
○	IRON ROD (OLD)
■	CATCH BASIN
○	SANITARY SEWER MANHOLE
⊕	STORM MANHOLE
⊗	LOT NUMBER
R.O.W.	RIGHT-OF-WAY
*	CRITICAL LOT
123	STREET ADDRESS
⊕	FIRE HYDRANT
—SA—	SANITARY SEWER LINE
—RCP—	REINFORCED CONCRETE PIPE
M.T.E.M.C.E./ P.U.D.E.	MIDDLE TENN ELECTRIC MEMBERSHIP CORP EASEMENT/ PUBLIC UTILITY DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
M.B.S.L.	MINIMUM BUILDING SETBACK LINE
■	CONCRETE SURFACE
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN
—W—	WATER LINE



FINAL PLAT

TOLLGATE VILLAGE SECTION 17

4TH CIVIL DISTRICT OF WILLIAMSON COUNTY,
TOWN OF THOMPSON'S STATION, TENNESSEE
REVISED: AUGUST 2, 2018
DATE: JULY 19, 2018
JOB NO. 10-081
SCALE: 1"=50'
W.O. 9260

OWNER/DEVELOPER
MBSC TN HOME BUILDER, LLC
C/O BRIAN ROWE
312 S. GAY STREET, SUITE 200
KNOXVILLE, TENNESSEE 37902
(865) 408-8322

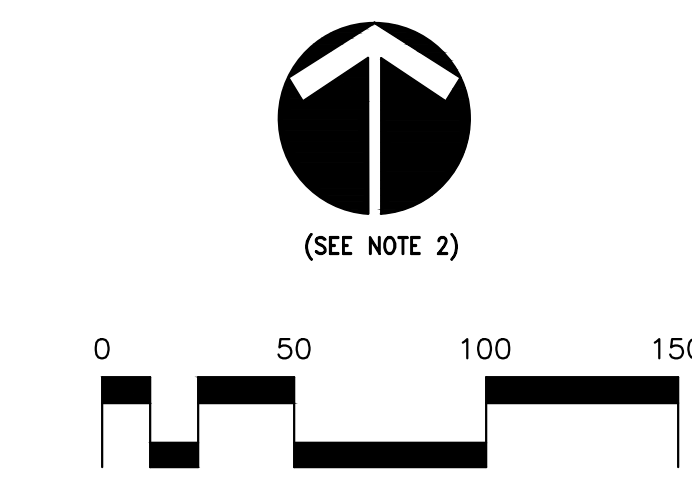
RAGAN • SMITH

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(615) 244-8591 FAX (615) 244-0739 tdarvall@ragansmith.com
CONTACT: TOM DARVALL, P.L.S.
SHEET 2 OF 3



GENERAL NOTES
 1. SEE SHEET 1 OF 3 FOR GENERAL NOTES AND LOT AND OPEN SPACE AREAS.

(ZONED D3)
 TOLLGATE VILLAGE
 OPEN SPACE AREA NO. 1
 PLAT BOOK P56, PAGE 110,
 R.O.W.C.T.



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C7	823.00'	413.60'	28°47'38"	211.26	409.26'	N08°08'55"W
C10	823.00'	53.70'	3°44'20"	26.86	53.70'	N13°52'30"W
C11	823.00'	55.01'	3°49'47"	27.52	55.00'	N10°05'27"W
C12	823.00'	55.01'	3°49'47"	27.52	55.00'	N06°15'40"W
C13	823.00'	55.01'	3°49'47"	27.52	55.00'	N02°25'53"W
C14	823.00'	55.01'	3°49'47"	27.52	55.00'	N01°23'54"E
C15	823.00'	16.00'	1°06'50"	8.00	16.00'	N03°52'12"E
C16	823.00'	26.16'	1°49'17"	13.08	26.16'	N05°20'15"E
C17	73.00'	210.80'	165°26'54"	571.76	144.82'	N88°58'21"E
C18	73.00'	14.70'	11°32'23"	7.38	14.68'	N12°01'06"E
C19	73.00'	42.19'	33°06'41"	21.70	41.60'	N34°20'38"E
C20	73.00'	42.19'	33°06'41"	21.70	41.60'	N67°27'18"E
C21	73.00'	16.03'	12°35'00"	8.05	16.00'	S89°41'52"E
C22	73.00'	43.84'	34°24'33"	22.60	43.18'	S66°12'05"E
C23	73.00'	45.78'	35°55'48"	23.67	45.03'	S31°01'55"E
C24	73.00'	6.07'	4°45'48"	3.04	6.07'	S10°41'07"E
C25	77.00'	50.89'	37°51'59"	26.41	49.97'	S27°14'12"E
C26	223.00'	91.95'	23°37'27"	46.64	91.30'	S34°21'27"E
C27	223.00'	20.59'	5°17'27"	10.30	20.59'	S43°31'28"E
C28	223.00'	50.58'	12°59'46"	25.40	50.47'	S34°22'51"E
C29	223.00'	20.77'	5°20'14"	10.39	20.77'	S25°12'51"E
C55	177.00'	38.77'	12°33'06"	19.47	38.70'	S39°53'38"E
C56	10.00'	17.64'	101°04'22"	12.15	15.44'	S16°55'05"W
C57	10.00'	17.66'	101°12'19"	12.18	15.46'	N61°56'34"W
C58	777.00'	100.49'	7°24'36"	50.31	100.42'	N07°38'07"W
C59	25.00'	31.15'	71°23'05"	17.96	29.17'	N31°45'44"E
C60	25.00'	28.96'	66°22'33"	16.35	27.37'	S79°21'27"E
C61	13.50'	22.14'	93°58'29"	14.47	19.74'	S20°28'02"W
C62	25.00'	50.85'	116°32'35"	40.43	42.53'	N54°16'26"W
C63	777.00'	30.52'	2°15'02"	15.26	30.52'	N05°07'23"E
C64	27.00'	77.97'	165°26'54"	211.47	53.57'	N88°58'21"E
C65	123.00'	39.11'	18°13'00"	19.72	38.94'	S17°24'42"E

(ZONED D3)
 TOLLGATE VILLAGE
 SECTION 15
 PLAT BOOK P66, PAGE 75,
 R.O.W.C.T.

(ZONED D3)
 TOLLGATE VILLAGE
 SECTION 15
 PLAT BOOK P66, PAGE 75,
 R.O.W.C.T.



FINAL PLAT

TOLLGATE VILLAGE SECTION 17

4TH CIVIL DISTRICT OF WILLIAMSON COUNTY,
 TOWN OF THOMPSON'S STATION, TENNESSEE

REVISED: AUGUST 2, 2018
 DATE: JULY 19, 2018
 JOB NO. 10-081

SCALE: 1"=50'
 W.O. 9260

OWNER/DEVELOPER
 MBSC TN HOMEBUILDER, LLC
 C/O BRIAN ROWE
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 CONTACT: TOM DARNALL, RLS
 SHEET 3 OF 3



LEGEND

■ MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 5/8" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")	⊕ FIRE HYDRANT
● IRON ROD (NEW) (5/8" X 18" W/ "CS" STAMPED "RAGAN-SMITH ASSOCIATES")	—SA— SANITARY SEWER LINE
○ IRON ROD (OLD)	—RCP— REINFORCED CONCRETE PIPE
■ CATCH BASIN	M.T.E.M.C.E./ P.U.D.E. MIDDLE TENN ELECTRIC MEMBERSHIP CORP EASEMENT/ PUBLIC UTILITY DRAINAGE EASEMENT
⊙ SANITARY SEWER MANHOLE	R.O.W. RIGHT-OF-WAY
⊙ STORM MANHOLE	M.B.S.L. MINIMUM BUILDING SETBACK LINE
⊙ LOT NUMBER	CONCRETE SURFACE
R.O.W. RIGHT-OF-WAY	R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN
★ CRITICAL LOT	—W— WATER LINE
[1723] STREET ADDRESS	

MATCHLINE
 SEE SHEET 2

MATCHLINE
 SEE SHEET 2

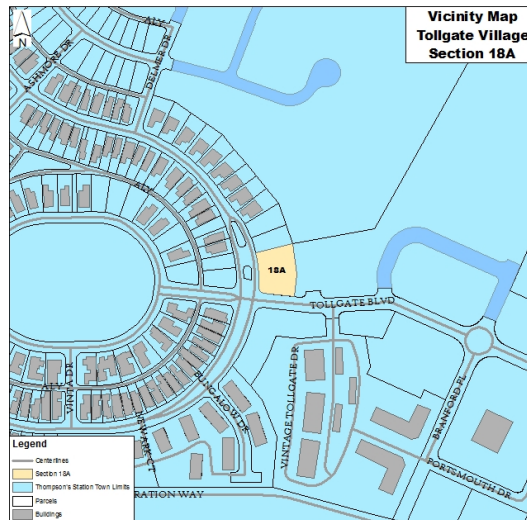
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Thompson's Station Planning Commission
Staff Report –Item 2 (FP 2018-012)
August 28, 2018

Request to approve the final plat for Section 18A to create three single-family lots within Tollgate Village.

PROJECT DESCRIPTION

A request to approve the final plat for Section 18A of Tollgate Village to create three single-family lots.



BACKGROUND

On March 27, 2018, the Planning Commission approved the preliminary plat for phase 18 of Tollgate Village for the subdivision of 1.92 acres of land into eight lots with the following contingencies:

1. Prior to the submittal of a final plat, a development agreement shall be approved and executed between the Town and the Developer.
2. Prior to the submittal of a final plat, the secondary access shall be completed and open to traffic.
3. Prior to the submittal of a final plat, all sewer approvals necessary for the project shall be obtained.

ANALYSIS

Final Plat

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).

Section 18A consists of three single-family lots at the northeast corner of Tollgate Boulevard/Americus Drive. The setbacks are 10 feet for the front yard, 7.5 feet for the side yard, and 20 feet for the rear yard. Lot widths will be a minimum of 50 feet. No modifications to the existing roadways will occur.

Open Space

The open space required for the Tollgate Village subdivision is 120 acres and as of this submittal, 82.92 acres are recorded. No open space is proposed with this plat. The Land Development

Ordinance states in section 5.4.7 of the Land Development Ordinance that “no more than 60% of the lots may be platted prior to the platting of all of the open space as determined on the concept plan.” No further lots in Tollgate Village may be platted until all the open space is dedicated. Therefore, the developer is required to plat 20.37 additional acres of open space.

Sewer

The Tollgate Village development has approval for 943 sewer taps. With the approval of phase 17 consisting a commitment of 70 taps the project will have a total commitment of 829 sewer taps. This section (18A) requires an additional three taps for a total commitment of 832 leaving 111 taps available for future approvals. At this time, the construction drawings do not show the extension of the line that can be approved by the Town, therefore, the developer has not obtained sewer approvals as required by the preliminary plat approval. Revisions to the construction drawings are necessary prior to the review of this final plat.

Development Agreement

The Development Agreement for phase 18 has not been approved by the Board of Mayor and Aldermen. Therefore, prior to the recordation of the final plat, the development agreement must be executed between the developer and the Town.

Sureties

Section 5.2.9 states that “prior to the recording of the final subdivision plan, the applicant shall provide a surety conforming to 5.2.10. The amount and form of such surety shall be sufficient to guarantee to the Town, satisfactory construction, installation, and dedication, free and clear of any encumbrances, of the incomplete portion of required improvements.” The Tollgate Village phase 18 construction plans are under review and are not approved at this time. Comments were sent to the developer’s engineer in June and no response has been received. Staff cannot determine the appropriate sureties until the construction drawings are approved. Therefore, Staff cannot recommend approval of the final plat without recommending appropriate sureties.

Recommendation

Staff recommends the Planning Commission deny the final plat for the following reasons:

1. The developer has not obtained approvals related to sewer improvements as required at the preliminary plat approval.
2. Open space is not platted in accordance with Section 5.4.7.

Attachments

Final Plat
Engineer Memo

LIBERTY-TOMAHAWK, LLC

STEVEN CLIFTON, PE
LAND DEVELOPMENT CONSULTING

2183 Hillsboro Rd

Suite 302
Franklin, TN 37069
(615) 207-9339

August 15, 2018

Thompson Station Town Staff

RE: Tollgate 18A final plat

Wendy;

Per our discussion with Bruce Meyer earlier today, I understand that additional information has been requested for the refenced section of Tollgate. Specifically, a revision to the construction drawings that show an extension of the sewer main to facilitate acceptable sewer services lines for the three lots of 18A. Additionally, details should be provided that depict the trenching, installation & trench repair for the cuts in the existing pavement, as well as any details required for the sewer extension and services. It is my understanding that the road is at binder course and surface has yet to be installed.

Without construction drawings for the proposed improvements we cannot determine bond amounts for 18A. Without acceptable bonds and approved construction drawings this final plat is premature.

Regards,

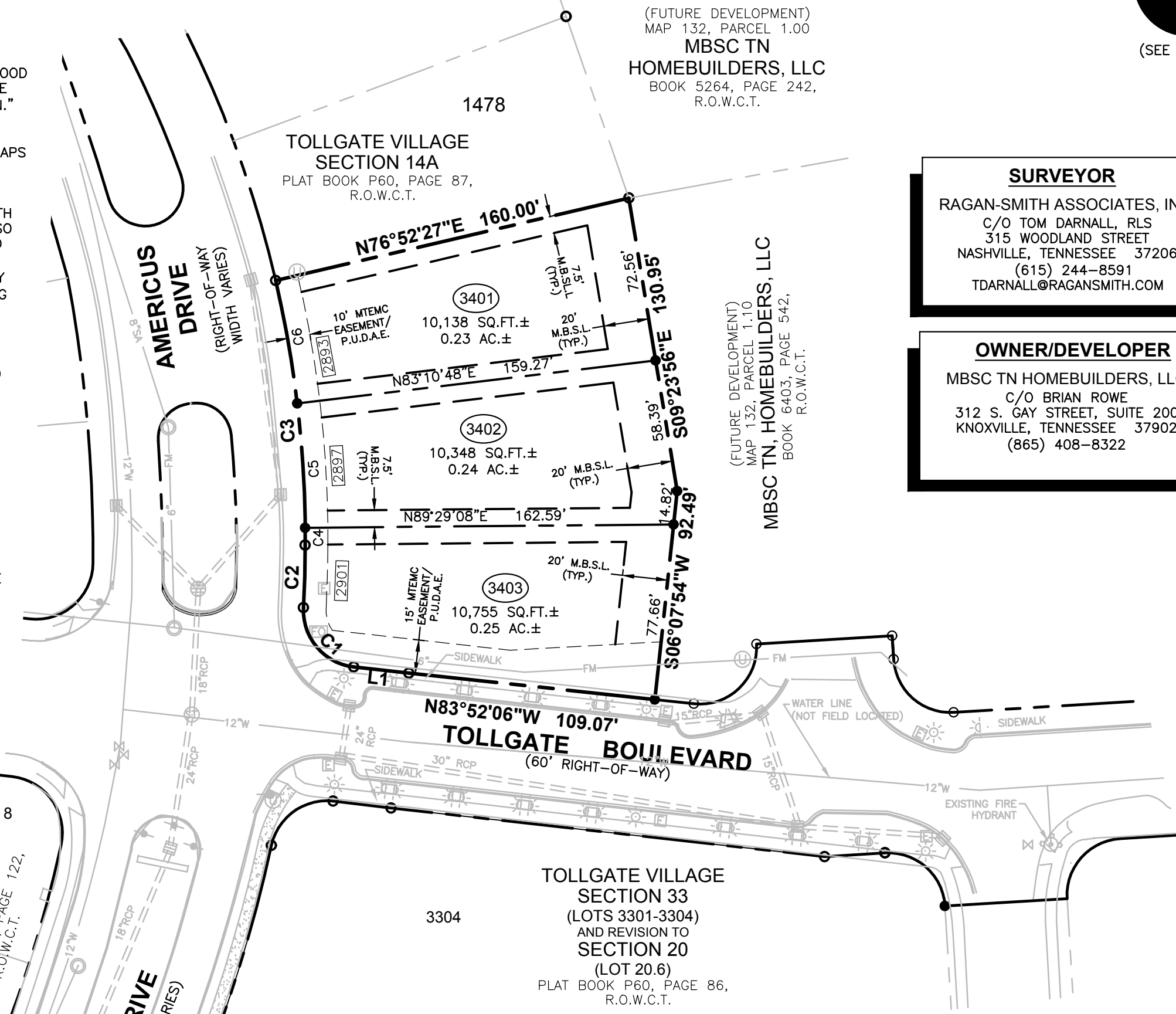
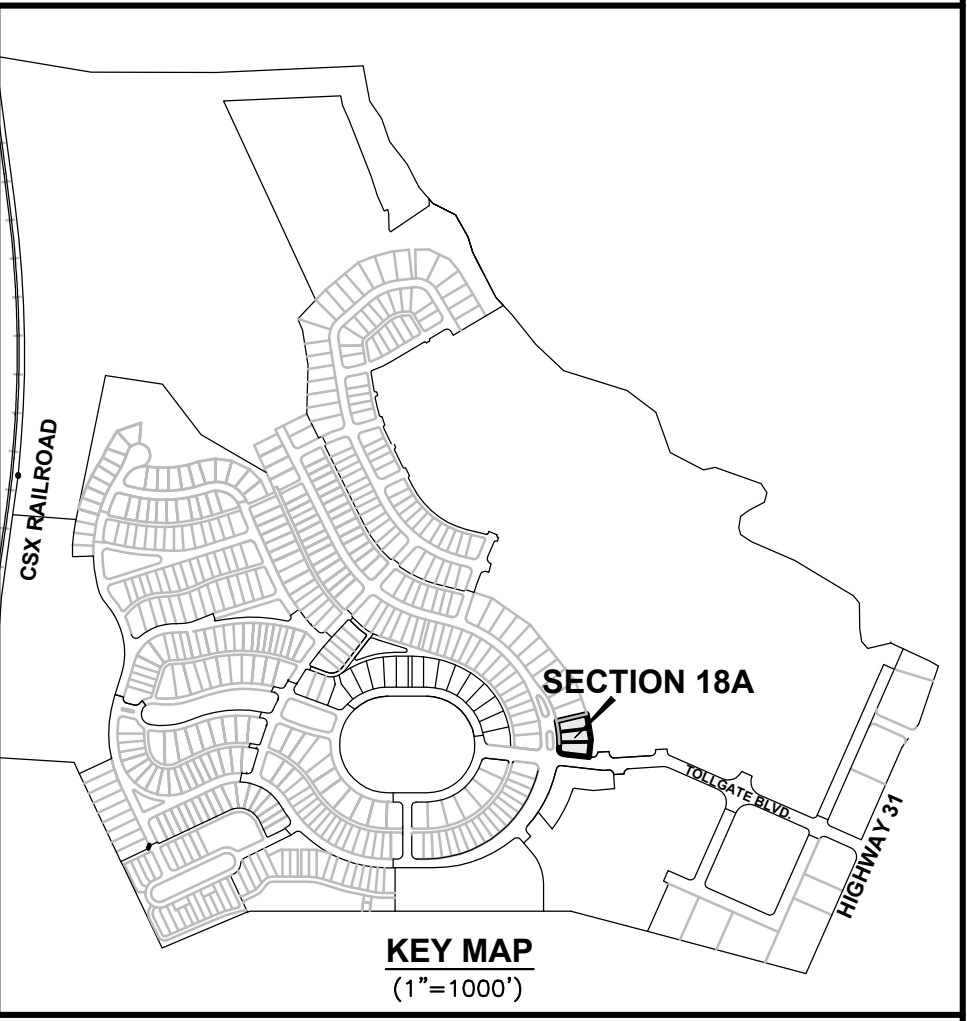
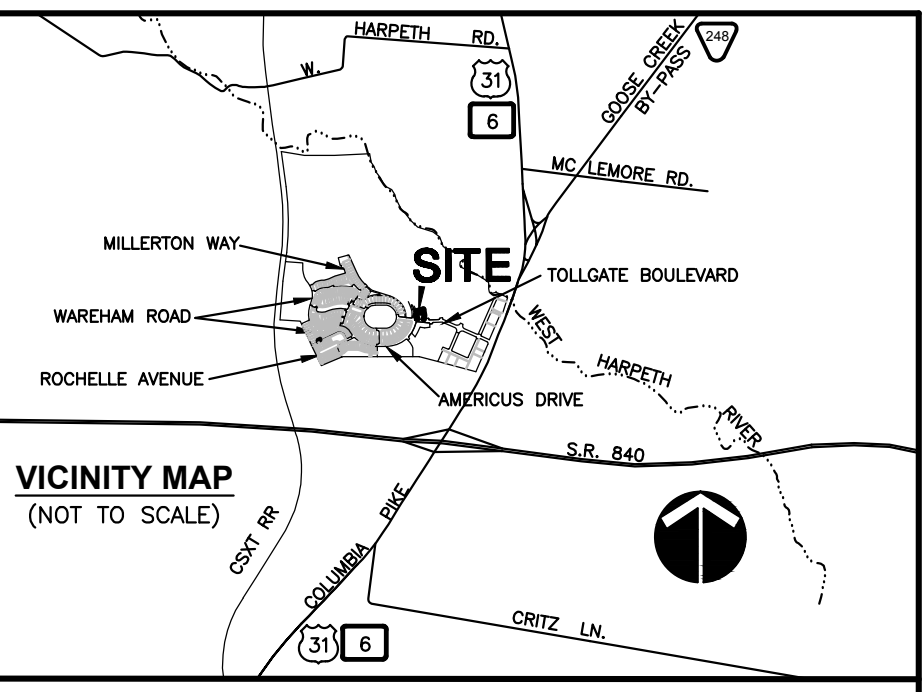
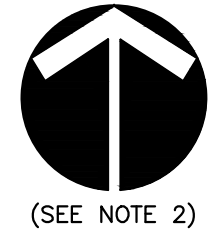


Steven Clifton, PE

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 3 SINGLE FAMILY RESIDENTIAL LOTS.
2. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE COORDINATE SYSTEM OF 1983.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS NO. 47187C0335F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470424, PANEL NO. 0335, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
4. 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.
5. THE PROPERTY IS CURRENTLY ZONED D3 (HIGH DENSITY RESIDENTIAL). MAXIMUM LOT COVERAGE - 55% MINIMUM BUILDING SETBACKS PER TOWN OF THOMPSON'S STATION LAND DEVELOPMENT ORDINANCE DATED JUNE 13, 2017:
 FRONT: 10'
 REAR: 20'
 SIDE: 7.5'
 ** DRIVEWAYS SHALL BE A MINIMUM OF 20' IN LENGTH, EXCLUSIVE OF SIDEWALKS.
7. ALL STREETS ARE DESIGNATED AS PUBLIC AND AS SUCH ARE PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENTS.
8. ALL PUBLIC STREETS AND DRAINAGE STRUCTURES WITHIN THE RIGHTS-OF-WAY WILL BE MAINTAINED BY THE TOWN OF THOMPSON'S STATION.
9. OPEN SPACE AREAS, PUBLIC UTILITY AND DRAINAGE EASEMENTS (INCLUDING DRAINAGE AND DETENTION STRUCTURES), ALLEYS AND ALL LANDSCAPING WITHIN ROADWAY MEDIANS WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
10. 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 BETTER THAN 1:15,000.

BY: *[Signature]* DATE: JULY 20, 2018
 JOHN T. DARNALL, TN RLS #1571



(FUTURE DEVELOPMENT)
 MAP 132, PARCEL 1.00
MBSC TN
HOMEBUILDERS, LLC
 BOOK 5264, PAGE 242,
 R.O.W.C.T.

SURVEYOR
 RAGAN-SMITH ASSOCIATES, INC.
 C/O TOM DARNALL, RLS
 315 WOODLAND STREET
 NASHVILLE, TENNESSEE 37206
 (615) 244-8591
 TDARNALL@RAGANSMITH.COM

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 C/O BRIAN ROWE
 312 S. GAY STREET, SUITE 200
 KNOXVILLE, TENNESSEE 37902
 (865) 408-8322

(FUTURE DEVELOPMENT)
 MAP 132, PARCEL 1.10
MBSC TN, HOMEBUILDERS, LLC
 BOOK 6403, PAGE 542,
 R.O.W.C.T.

- LEGEND**
- IRON ROD (OLD)
 - IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ CATCH BASIN/CURB INLET
 - ⊕ RCP REINFORCED CONCRETE PIPE
 - ⊕ SANITARY SEWER MANHOLE
 - SA— SANITARY SEWER LINE
 - G— GAS LINE
 - W— WATER LINE
 - FM— FORCE MAIN
 - ⊕ ELECTRIC BOX
 - ⊕ FIBER OPTIC BOX
 - ⊕ STORM MANHOLE
 - ⊕ UTILITY STUBOUT
 - ⊕ LIGHT STANDARD
 - ⊕ YARD LIGHT
 - ⊕ SIGN
 - ⊕ STREET ADDRESS
 - XXX LOT NUMBER
 - P.U.D.A.E. PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT
 - R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN

LINE TABLE

LINE	BEARING	DISTANCE
L1	N83°36'06"W	24.56'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	25.00'	37.76'	86°32'04"	23.53	34.27'	N40°20'18"W
C2	647.49'	27.59'	2°26'30"	13.80	27.59'	N01°35'08"E
C3	500.00'	117.73'	13°29'26"	59.14	117.46'	N06°22'50"W
C4	500.00'	7.67'	0°52'45"	3.84	7.67'	S00°04'29"E
C5	500.00'	55.03'	6°18'21"	27.54	55.00'	S03°40'02"E
C6	500.00'	55.03'	6°18'21"	27.54	55.00'	S09°58'22"E



PROPERTY MAP REFERENCE

(LOTS 3401, 3402 AND 3403)
 BEING A PORTION OF PARCEL 1.10 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 132.

DEED REFERENCE

MAP 132, PARCEL 1.10 (LOTS 3401, 3402 AND 3403)
 BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MBSC TN HOMEBUILDERS, LLC FROM MBSC TN HOMEBUILDERS, LLC BY QUITCLAIM DEED OF RECORD IN BOOK 6403, PAGE 542, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

TOLLGATE VILLAGE SECTION 18A (LOTS 3401-3403)

FOURTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE
 JOB NO. 10081 W.O. 9260
 DRAWN BY: AMR DATE: JULY 19, 2018

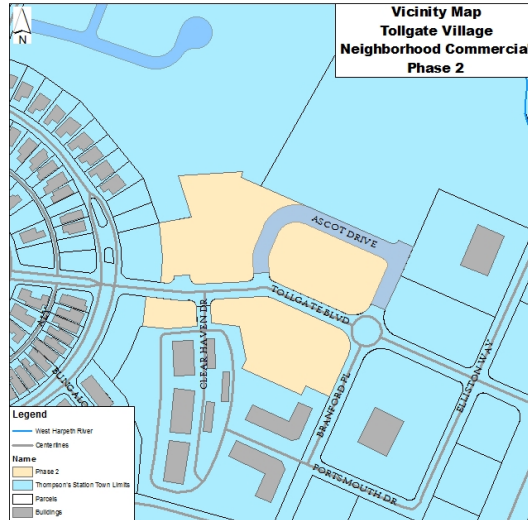
<p>CERTIFICATE OF APPROVAL OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION</p> <p>I DO HEREBY CERTIFY THAT THE REQUIREMENTS SET FORTH IN RULES, REGULATIONS, BY-LAWS, POLICY AND OPERATIONAL BULLETINS, PLAT APPROVAL CHECKLIST AND TREE PLANTING GUIDELINES HAVE BEEN MET FOR MTEMC. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE AFOREMENTIONED REQUIREMENTS.</p> <p>DATE: 20__</p> <p>MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION</p>	<p>CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES</p> <p>I DO HEREBY CERTIFY THAT THE SUBDIVISION NAME AND STREET NAMES DENOTED ON THIS FINAL PLAT HAVE BEEN APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS</p> <p>DATE: 20__</p> <p>WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS</p>	<p>CERTIFICATE FOR ADDRESSES</p> <p>I DO HEREBY CERTIFY THAT THE ADDRESSES DENOTED ON THIS FINAL PLAT ARE THOSE ASSIGNED BY DEPARTMENT OF INFORMATION TECHNOLOGY (IT).</p> <p>DATE: 20__</p> <p>IT DEPT. TITLE</p>	<p>CERTIFICATE OF OWNERSHIP & DEDICATION</p> <p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK 6403, PAGE 542, R.O.W.C.T., AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS.</p> <p>DATE: 20__</p> <p>MBSC TN HOMEBUILDERS, LLC</p> <p>TITLE: _____</p>	<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE THOMPSON'S STATION, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, AS APPROVED BY THE TOWN ENGINEER. THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10000 AS SHOWN HEREON.</p> <p>DATE: 7-19, 2018</p> <p><i>[Signature]</i> REGISTERED LAND SURVEYOR</p>	<p>CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS</p> <p>I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE PLAN SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. ALSO, I CERTIFY THAT THE HYDRAULIC DESIGN CRITERIA SPECIFIED IN SECTION 3-106 OF THE THOMPSON'S STATION SUBDIVISION REGULATIONS HAVE BEEN MET.</p> <p>WATER SYSTEM: 20__ DATE: _____</p> <p>SEWER SYSTEM: 20__ DATE: _____</p> <p>HB&TS UTILITY DISTRICT GENERAL MANAGER</p> <p>TOWN ADMINISTRATOR</p>	<p>CERTIFICATION OF THE APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY: (1) THAT ALL STREETS DESIGNATED ON THIS FINAL SUBDIVISION PLAN HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO REGULATIONS FOR THOMPSON'S STATION, TENNESSEE, ROADWAY AND DRAINAGE REGULATIONS, OR (2) THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: 20__</p> <p>TOWN ENGINEER</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THOMPSON'S STATION SUBDIVISION REGULATIONS WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.</p> <p>DATE: 20__</p> <p>SECRETARY OF PLANNING COMMISSION</p>	<p>FINAL PLAT</p> <p>TOWN OF THOMPSON'S STATION PLANNING COMMISSION</p> <p>NET AREA: 0.72 AC. ± TOTAL LOTS: 3</p> <p>ACRES NEW ROAD: 0 CIVIL DISTRICT: 4TH</p> <p>MILES NEW ROAD: 0 CLOSURE ERROR: 1:15000+</p> <p>OWNER: MBSC TN HOMEBUILDERS, LLC</p> <p>SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.</p> <p>SCALE: 1" = 50' 0 25' 50' 100'</p>
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**Thompson's Station Planning Commission
Staff Report –Item 3 (PP 2018-005)
August 28, 2018**

Preliminary plat for Phase 2 of the “Town Center” for Tollgate Village which consists of 59 lots.

PROJECT DESCRIPTION

A request to approve the preliminary plat for Phase 2 of “Town Center” within Tollgate Village to create 59 lots.



ANALYSIS

Preliminary Plat

The preliminary plat provides an analysis of the site’s special features and the response to those features (LDO Section 5.4.3). This preliminary plat for phase 2- Town Center includes the creation of 59 lots within a 10.11-acre site.

Zoning

The project is located within Tollgate Village which has two zoning designations. A portion of the site containing seven townhomes is located within the D3 zoning and the remaining portion of the project site including condominiums, townhomes, live work and mixed-use buildings is located within the NC zoning district.

Roadways

Tollgate Boulevard is complete and accepted by the Town, an extension of Bransford Place will be necessary along with the construction of a new road, Ascot Drive. These roadways will be 60 feet with a six-foot sidewalk and six-foot grass strip between the road and the sidewalk. Block lengths do not exceed 800 feet. Blocks that exceed 500 feet in length will have a 16-foot pedestrian access provided.

Lot Standards

The townhome lots will vary in size with a minimum of 20 feet for lot widths. Proposed setbacks are 10 feet for the front yard, 7.5 feet for the side yard and 20 feet for the rear yard with a minimum of a 20-foot driveway. Any development of the lots will need to comply with the development standards set forth for the zoning designations.

Geotechnical Information

A geotechnical report has not been submitted for the project site, therefore, should be submitted prior to any future approvals. Staff has concerns there may be the presence of a sinkhole located along the north side of Tollgate Boulevard, west of Ascot Drive. The Land Development Ordinance Section 3.3.6 states

“the disturbance, alteration or mitigation of such features shall be discouraged. All closed depressions shall be included in required or common open space along with a 50-foot buffer circling the highest contour of the closed depression. All sinkholes shall be incorporated into the overall storm water management plan.” The code also states that sinkholes shall be classified as “land unsuitable for development and shall not be included in streets and lots.” Therefore, prior to approval of a preliminary plat which establishes the lots, a geotechnical study must be submitted for review to determine any constraints on the project site.

Traffic Improvements

A trip generation assessment was submitted for the concept plan. The analysis demonstrates that the proposed project will result in 333 a.m. peak trips and 352 p.m. peak trips leaving 264 a.m. peak trips and 439 p.m. peak trips for development of the other vacant parcels within the neighborhood. Staff expressed concern that the project increases the trip generation that was originally proposed for this site-specific area within the front of Tollgate Village. The Town’s traffic engineer also reviewed the trip generation submittal and recommends the existing trips for all approved phases of the development along with the planned trips be evaluated to determine the trips generated, including the outparcels assessed in the February 2017 traffic study. Therefore, Staff recommends that the trip generation analysis be revised based on the recommendation of the Town’s traffic engineer. The traffic engineer believes it is appropriate for the additional access improvements, possibly the southern access (see attached memo). Without appropriate consideration of the trip generation, Staff cannot recommend this project for approval.

Open Space

The open space required for the Tollgate Village subdivision is 120 acres and as of this submittal, 80.78 acres are recorded. No open space is proposed with this plat. The Land Development Ordinance states in section 5.4.7 of the Land Development Ordinance that “no more than 60% of the lots may be platted prior to the platting of all of the open space as determined on the concept plan.” No further lots in Tollgate Village may be platted until all the open space is dedicated. Therefore, the developer is required to plat 22.51 additional acres of open space.

Sewer

The Tollgate Village development has approval for 943 sewer taps. The final plat for section 17 and 18A were submitted for approval which would commit 73 sewer taps leaving 111 taps available for future approvals for the entire development including the out parcels that are not owned by the developer. Staff recommends that any commitments to the owners of the outparcels be submitted to the Town. Any future approvals shall be limited to the number of taps available.

RECOMMENDATION

Staff recommends the Planning Commission deferral of the preliminary plat for the following reasons:

1. The project may meet the thresholds for the construction of another access or further improvements to the north access and the developer must provide additional information as requested by the traffic engineer.
2. A geotechnical report must be submitted.

ATTACHMENT

Preliminary Plat
Trip Generation Assessment
Barge Design Trip Generation Assessment Memo

MEMORANDUM

To: Wendy Deats, Town of Thompson's Station

From: Jonathan Smith, P.E. Barge Design Solutions

Peter Kauffmann, P.E., PTOE Barge Design Solutions

Date: June 18, 2018

Project ID: 3672704

Re: Tollgate Village Trip Generation Assessment

This memorandum reports the findings of the review of the May 18, 2018 memo regarding the Tollgate Village Trip Generation Assessment. Based upon the supplied information, it is recommended that the existing trips (for all approved phases of the development) and planned trips (for the remainder of the development) be evaluated to determine the trips generated by the site. The May 2018 trip generation assessment should be revised to include the anticipated outparcel trips that were included in the February 2017 traffic impact study. It appears that when the May 2018 assessment is considered with the potential impacts of the outparcels from the 2017 study, it is appropriate to at install at least the southern access point. If the access point is not installed as part of the Tollgate development program, it may require the Town to negotiate with individual outparcel developments to construct the access point.

May 18, 2018

HAND DELIVERED

Ms. Wendy Deats, AICP
Town of Thompson's Station
1550 Thompson's Station Road West
Thompson's Station, Tennessee 37179

**RE: TOLLGATE VILLAGE
TRIP GENERATION ASSESSMENT
TOWN OF THOMPSON'S STATION, TENNESSEE**

Dear Wendy:

This letter is being submitted as part of a site plan submittal for the remaining portions of the Tollgate Village development located west of Columbia Pike and north of Interstate 840 and Independence High School. The site plan proposes a mix of residential, office, restaurant and retail/commercial uses. The purpose of this letter to provide trip generation information related to the site plan area being reviewed at the Tollgate Village development.

Estimated Trip Generation

An estimate of trip generation for new developments can be established using information from the *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE). The estimated trip generation for the proposed site plan was established using information for the weekday a.m. and p.m. peak hour of the adjacent street as shown in the *ITE Trip Generation Manual, 10th Edition*. Additionally, reductions were included for internal capture trips per ITE and NCHR Report 684 methodologies.

Proposed trip generation for the area being reviewed is shown in Table 1 below.

TABLE 1								
TRIP GENERATION: TOLLGATE VILLAGE SITE PLAN								
Land Use	Total Units / Square Feet	Daily Trips	A.M. Peak Hour			P.M. Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total
Condominiums / Townhomes	197 units	1,448	30	77	107	77	54	131
Mixed Use Residential	16 Units	80	3	7	10	7	5	12
Mixed Use Commercial	20,000 sf	1,974	51	34	85	79	82	161
Live / Work Residential	19 Units	103	3	9	12	8	6	14
Live / Work Office	15,000 sf	168	35	6	41	3	16	19
Restaurant	8,000 sf	897	44	36	80	48	30	78
Retail / Commercial	17,000 sf	1,678	43	29	72	67	70	137
SUBTOTAL		6,348	209	198	407	289	263	552
INTERNAL CAPTURE REDUCTION		-	- 37	- 37	- 74	- 100	- 100	- 200
TOTAL		6,348	172	161	333	189	163	352

As shown in Table 1, the site plan for Tollgate Village is estimated to contribute 333 trips during the a.m. peak hour and 352 trips during the p.m. peak hour.



Maximum Trip Generation Comparison

The Tollgate Village traffic impact study dated February 28, 2017 established maximum total trip generation thresholds for future access scenarios at Tollgate Village. Based upon the efforts currently underway to provide roadway and intersection improvements on Tollgate Boulevard and Columbia Pike, it is reasonable to expect that the access status for Tollgate Village will include the signalization at the intersection of Tollgate Boulevard and Columbia Pike and the completion of a right-in/right-out access to Columbia Pike north of Tollgate Boulevard. The tabulation of the maximum trip generation, existing trip generation, proposed trip generation, and remaining available trip generation capacity is shown in Table 2 below.

TABLE 2		
PEAK HOUR TRIP GENERATION TABULATION: TOLLGATE VILLAGE		
Trip Generation Description	A.M. Peak Hour	P.M. Peak Hour
Maximum Total Trip Generation	1,111	1,380
Existing Trip Generation (per Feb. 2017 Traffic Impact Study)	310	311
Tollgate Village Remaining Single Family Homes (277 homes per Feb. 2017 Traffic Impact Study)	204	278
Tollgate Village Site Plan (Current Proposal, see Table 1)	333	352
Remaining Available Trip Generation Capacity	264	439

As shown in Table 2, the remaining available trip generation capacity after the development at Tollgate Village will be 264 trips during the a.m. peak hour and 439 trips during the p.m. peak hour.

Conclusions

Based on the estimated trip generation for the proposed site plan and the tabulation of trip generation sources at Tollgate Village, the current proposal for residential, office, restaurant and retail/commercial uses can be completed within the available capacity at the access locations for Tollgate Village.

If you have any comments or need any additional information, we would be happy to discuss this project with you at your convenience.

Sincerely,

RAGAN-SMITH ASSOCIATES, INC.

Brandon S. Baxter, P.E., PTOE
Associate

BSB:djb

Enclosures

c: Mr. Brian Rowe

LEGEND

- TOWNHOMES
- CONDOMINIUMS
- LIVE / WORK
- MIXED USE
- COMMERCIAL

SITE DATA:

PROPERTY INFORMATION:
 TAX MAP: 132
 PARCELS: 1.07, 1.08 AND PORTIONS OF PARCELS 1.09 & 1.10
 SITE AREA: 25.80± AC (1,123,820 SF)

OWNER / DEVELOPER:
 REGENT HOMES
 6901 LENOX VILLAGE DRIVE, SUITE 107
 NASHVILLE, TN. 37211
 ATTN: DAVID MCGOWAN
 (615) 333-9000
 david.mcgowan@regenthomes-tn.com

PROJECT PLANNER:
 RAGAN-SMITH ASSOCIATES
 315 WOODLAND STREET
 NASHVILLE, TN. 37206
 ATTN: TROY GARDNER, PLA
 (615) 244-8591
 tgardner@ragansmith.com

ZONING INFORMATION:
 ZONING: NC (NEIGHBORHOOD COMMERCIAL)

RESIDENTIAL
 DWELLING UNITS: 232 UNITS (TOTAL)
 • 16 MIXED USE UNITS
 • 19 LIVE/WORK UNITS
 • 69 CONDOMINIUM UNITS
 • 128 TOWNHOME UNITS

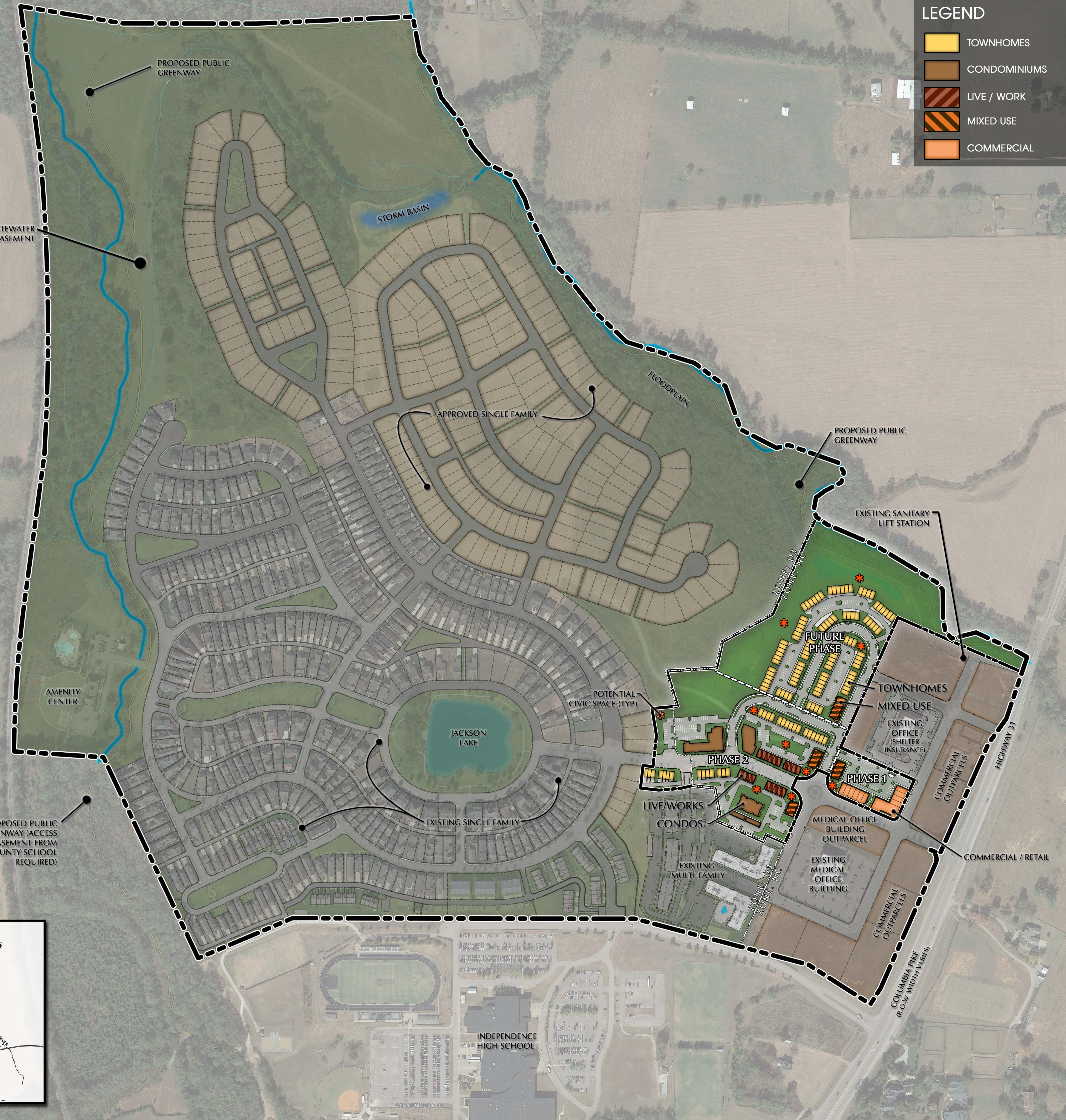
DENSITY PROPOSED: 9.0 UNITS/ACRE (232 D.U./25.80 AC.)
 DENSITY ALLOWED: 12.0 UNITS/ACRE

COMMERCIAL
 PROPOSED S.F. 39,000 - 60,000 S.F. (TOTAL)
 • 18,000 - 25,000 S.F. STAND ALONE
 • 12,000 - 20,000 S.F. MIXED USE
 • 9,000 - 15,000 S.F. LIVE/WORK

NOTES:

- OPEN SPACE IS NOT REQUIRED IN THE NC ZONE. HOWEVER, CIVIC SPACE WILL BE IDENTIFIED & QUANTIFIED, IN COMPLIANCE WITH THE LAND DEVELOPMENT ORDINANCE, ONCE SITE PLANS AND/OR CONSTRUCTION PLANS ARE SUBMITTED.
- STORMWATER MANAGEMENT/WATER QUALITY MEASURES WILL BE ACCOMPLISHED BY MEANS OF PERVIOUS PAVERS AND BIO-RETENTION FACILITIES AS DETERMINED BY SPACE AVAILABILITY. PERVIOUS PAVERS WILL BE IMPLEMENTED PREDOMINANTLY ON THE SOUTH SIDE OF TOLLGATE BOULEVARD WITH BIO-RETENTION FACILITIES IMPLEMENTED ON THE NORTH SIDE. AN ESTIMATE OF THE TOTAL IMPERVIOUS AREA GENERATED BY THE DEVELOPMENT OF PHASES 1 AND 2 OF THE TOWN CENTER ALONG WITH THE BALANCE OF THE UNDEVELOPED NC ZONED AREA WAS DETERMINED BY TAKING THE PROPOSED AREA OCCUPIED BY BUILDING, ROOF TOPS, SIDEWALKS AND CONVENTIONAL PAVING AND APPLYING A RUNOFF COEFFICIENT OF .90 AS FOLLOWS:

 9.1 ACRES (BUILDING, ROOFTOPS, SIDEWALKS, CONCRETE PAVING) X 0.90
 = 8.19 ACRES IMPERVIOUS AREA
- WATER SERVICE TO THE PROJECT WILL BE PROVIDED BY THE HB&TS UTILITY DISTRICT VIA CONNECTIONS TO EXISTING PUBLIC WATER LINES IN TOLLGATE BOULEVARD AND BRANFORD PLACE. DESIGN WILL CONSIST OF LAYOUTS FOR THE DOMESTIC (AND FIRE SERVICE LINES IF APPLICABLE) REQUIRED TO SERVE THE PROPOSED BUILDINGS. WATER LINE SIZES AND ADEQUATE PRESSURES/FLOWS REQUIRED FOR THE BUILDINGS WILL BE DESIGNED BY THE BUILDING MECHANICAL ENGINEER AND THE SPRINKLER CONSULTANT AS COORDINATED BY THE PROJECT ARCHITECT. WATER LINE EXTENSIONS FOR THE PROJECT WILL BE PRIVATE IN NATURE.
- SANITARY SEWER SERVICE TO THE PROJECT WILL BE PROVIDED BY THE TOWN OF THOMPSON'S STATION. PHASES 1 AND 2 OF THE TOWN CENTER, ALONG WITH THE BALANCE OF THE UNDEVELOPED NC ZONED AREA OF THE TOWN CENTER, WILL REQUIRE THE INSTALLATION OF AN 8" GRAVITY LINE COLLECTION SYSTEM ON BOTH SIDES OF TOLLGATE BOULEVARD. THE SOUTH SIDE WILL BE SERVED VIA A GRAVITY LINE EXTENSION FROM AN EXISTING MANHOLE IN BRANFORD PLACE, WHILE THE NORTH SIDE WILL BE SERVED VIA GRAVITY LINE EXTENSIONS FROM PROPOSED MANHOLES THAT WILL BE INSTALLED AS PART OF FUTURE DEVELOPMENT. ALL WASTE WATER FLOWS FOR UNDEVELOPED NC AREAS WILL BE CONVEYED BY GRAVITY FLOW TO THE EXISTING PUMP STATION AT THE NORTHEAST CORNER OF TOLLGATE VILLAGE, ADJACENT TO THE WEST HARPETH RIVER AND HIGHWAY 31. A DETAILED HYDRAULIC ANALYSIS WILL BE PREPARED DURING THE DESIGN PHASE OF THE PROJECT TO DETERMINE THE SPECIFIC NATURE OF THE PROPOSED IMPROVEMENTS REQUIRED TO SERVE THE PROPOSED BUILDINGS.
- TECHNICAL STUDIES ADDRESSING ENDANGERED SPECIES, NATURAL AND CULTURAL RESOURCES, TRAFFIC IMPACTS AND GEOTECHNICAL CONDITIONS HAVE BEEN OR ARE BEING PREPARED AS APPLICABLE AND WILL BE SUPPLEMENTED AS NECESSARY PENDING EVALUATION OF THE CONCEPT PLAN.
- A PROPOSED PHASING PLAN HAS BEEN SHOWN BASED UPON THE MOST LOGICAL AND ECONOMIC SEQUENCE OF CONSTRUCTION FOR THE PROJECT.

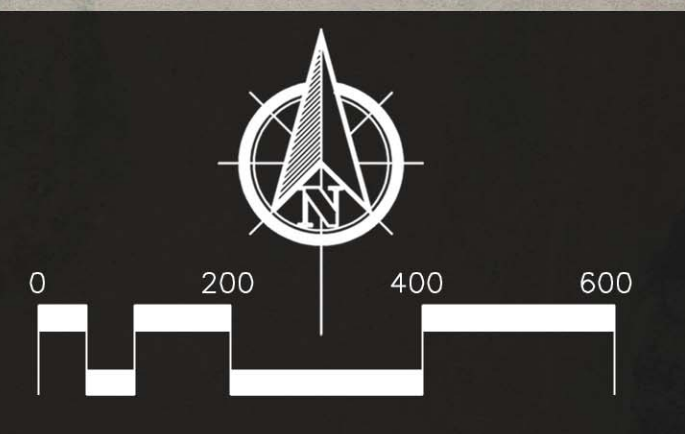


RAGAN-SMITH
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 LANDSCAPE ARCHITECTS • SURVEYORS
 315 WOODLAND ST. P.O. BOX 60070
 NASHVILLE, TN 37206 PH (615) 244-8591
 FAX (615) 244-8738 WWW.RAGANSMITH.COM
 JOB NO: 18-081 / 7260
 DATE: 05-18-2018

STATE RT. 840

Tollgate Village Town Center

Development Concept Presentation



TRIP GENERATION - 10th GENERATION

Apartment - 197 Dwelling Units

Use ITE Land Use Code 220 (Multifamily) and associated trip generation rates for 24-hour total trips and peak hour trips.

Average Daily Traffic

$$T = 7.56(X) - 40.86$$

$$T = 7.56(197) - 40.86$$

$$T = 1448$$

A.M. Peak Hour of Adjacent Street Traffic

$$\ln(T) = 0.95 \ln(X) - 0.51$$

$$\ln(T) = 0.95 \ln(197) - 0.51$$

$$T = 91$$

$$\text{Enter} = 0.23(91) = 21$$

$$\text{Exit} = 0.77(91) = 70$$

P.M. Peak Hour of Adjacent Street Traffic

$$\ln(T) = 0.89 \ln(X) - 0.02$$

$$\ln(T) = 0.89 \ln(197) - 0.02$$

$$T = 108$$

$$\text{Enter} = 0.63(108) = 68$$

$$\text{Exit} = 0.37(108) = 40$$

A.M. Peak Hour of Generator

$$\ln(T) = 0.94 \ln(X) - 0.29$$

$$\ln(T) = 0.94 \ln(197) - 0.29$$

$$T = 107$$

$$\text{Enter} = 0.28(107) = 30$$

$$\text{Exit} = 0.72(107) = 77$$

P.M. Peak Hour of Generator

$$T = 0.66(X) + 1.41$$

$$T = 0.66(197) + 1.41$$

$$T = 131$$

$$\text{Enter} = 0.59(131) = 77$$

$$\text{Exit} = 0.41(131) = 54$$

TRIP GENERATION - 10th GENERATION

Apartment - 16 Dwelling Units (Mixed Use)

Use ITE Land Use Code 220 (Multifamily) and associated trip generation rates for 24-hour total trips and peak hour trips.

Average Daily Traffic

$$T = 7.56(X) - 40.86$$

$$T = 7.56(16) - 40.86$$

$$T = 80$$

A.M. Peak Hour of Adjacent Street Traffic

$$\ln(T) = 0.95 \ln(X) - 0.51$$

$$\ln(T) = 0.95 \ln(16) - 0.51$$

$$T = 8$$

$$\text{Enter} = 0.23(8) = 2$$

$$\text{Exit} = 0.77(8) = 6$$

P.M. Peak Hour of Adjacent Street Traffic

$$\ln(T) = 0.89 \ln(X) - 0.02$$

$$\ln(T) = 0.89 \ln(16) - 0.02$$

$$T = 12$$

$$\text{Enter} = 0.63(12) = 8$$

$$\text{Exit} = 0.37(12) = 4$$

A.M. Peak Hour of Generator

$$\ln(T) = 0.94 \ln(X) - 0.29$$

$$\ln(T) = 0.94 \ln(16) - 0.29$$

$$T = 10$$

$$\text{Enter} = 0.28(10) = 3$$

$$\text{Exit} = 0.72(10) = 7$$

P.M. Peak Hour of Generator

$$T = 0.66(X) + 1.41$$

$$T = 0.66(16) + 1.41$$

$$T = 12$$

$$\text{Enter} = 0.59(12) = 7$$

$$\text{Exit} = 0.41(12) = 5$$

TRIP GENERATION - 10th GENERATION

**Shopping Center - 20,000 Sq. Feet Gross Floor Area (X = GSF/1000)
(Mixed Use)**

Use ITE Land Use Code 820 (Shopping Center) and associated trip generation rates for 24-hour total trips and peak hour trips (Filtered rate for 9-50 1000 SF)

Average Daily Traffic

$$T = 98.72(X)$$

$$T = 98.72(20)$$

$$T = 1974$$

A.M. Peak Hour of Adjacent Street Traffic

$$T = 4.26(X)$$

$$T = 4.26(20)$$

$$T = 85$$

$$\text{Enter} = 0.60(85) = 51$$

$$\text{Exit} = 0.40(85) = 34$$

P.M. Peak Hour of Adjacent Street Traffic

$$T = 8.04(X)$$

$$T = 8.04(20)$$

$$T = 161$$

$$\text{Enter} = 0.49(161) = 79$$

$$\text{Exit} = 0.51(161) = 82$$

TRIP GENERATION - 10th GENERATION

Apartment - 19 Dwelling Units (Live / Work)

Use ITE Land Use Code 220 (Multifamily) and associated trip generation rates for 24-hour total trips and peak hour trips.

Average Daily Traffic

$$T = 7.56(X) - 40.86$$

$$T = 7.56(19) - 40.86$$

$$T = 103$$

A.M. Peak Hour of Adjacent Street Traffic

$$\ln(T) = 0.95 \ln(X) - 0.51$$

$$\ln(T) = 0.95 \ln(19) - 0.51$$

$$T = 10$$

$$\text{Enter} = 0.23(10) = 2$$

$$\text{Exit} = 0.77(10) = 8$$

P.M. Peak Hour of Adjacent Street Traffic

$$\ln(T) = 0.89 \ln(X) - 0.02$$

$$\ln(T) = 0.89 \ln(19) - 0.02$$

$$T = 13$$

$$\text{Enter} = 0.63(13) = 8$$

$$\text{Exit} = 0.37(13) = 5$$

A.M. Peak Hour of Generator

$$\ln(T) = 0.94 \ln(X) - 0.29$$

$$\ln(T) = 0.94 \ln(19) - 0.29$$

$$T = 12$$

$$\text{Enter} = 0.28(12) = 3$$

$$\text{Exit} = 0.72(12) = 9$$

P.M. Peak Hour of Generator

$$T = 0.66(X) + 1.41$$

$$T = 0.66(19) + 1.41$$

$$T = 14$$

$$\text{Enter} = 0.59(14) = 8$$

$$\text{Exit} = 0.41(14) = 6$$

TRIP GENERATION - 10th GENERATION

**General Office Building - 15,000 Sq. Feet Gross Floor Area (X = GSF/1000)
(Live / Work)**

Use ITE Land Use Code 710 (General Office Building) and associated trip generation rates for 24-hour total trips and peak hour trips.

Average Daily Traffic

$$\begin{aligned}\ln(T) &= 0.97 \ln(X) + 2.50 \\ \ln(T) &= 0.97 \ln(15) + 2.50 \\ T &= 168\end{aligned}$$

A.M. Peak Hour

$$\begin{aligned}T &= 0.94 (X) + 26.49 \\ T &= 0.94 (15) + 26.49 \\ T &= 41\end{aligned}$$

$$\begin{aligned}\text{Enter} &= 0.86(41) = 35 \\ \text{Exit} &= 0.14(41) = 6\end{aligned}$$

P.M. Peak Hour

$$\begin{aligned}\ln(T) &= 0.95 \ln(X) + 0.36 \\ \ln(T) &= 0.95 \ln(15) + 0.36 \\ T &= 19\end{aligned}$$

$$\begin{aligned}\text{Enter} &= 0.16(19) = 3 \\ \text{Exit} &= 0.84(19) = 16\end{aligned}$$

TRIP GENERATION - 10th GENERATION

High-Turnover (Sit-Down) Restaurant - 8,000 Sq. Feet Gross Floor Area (X = GSF/1000)

Use ITE Land Use Code 932 (High-Turnover (Sit-Down) Restaurant) and associated trip generation rates for 24-hour total trips and peak hour trips.

Average Daily Traffic

$$T = 112.18(X)$$

$$T = 112.18(8)$$

$$T = 897$$

A.M. Peak Hour of Adjacent Street Traffic

$$T = 9.94(X)$$

$$T = 9.94(8)$$

$$T = 80$$

$$\text{Enter} = 0.55(80) = 44$$

$$\text{Exit} = 0.45(80) = 36$$

P.M. Peak Hour of Adjacent Street Traffic

$$T = 9.77(X)$$

$$T = 9.77(8)$$

$$T = 78$$

$$\text{Enter} = 0.62(78) = 48$$

$$\text{Exit} = 0.38(78) = 30$$

TRIP GENERATION - 10th GENERATION

Shopping Center - 17,000 Sq. Feet Gross Floor Area (X = GSF/1000)

Use ITE Land Use Code 820 (Shopping Center) and associated trip generation rates for 24-hour total trips and peak hour trips (Filtered rate for 9-50 1000 SF)

Average Daily Traffic

$$T = 98.72(X)$$

$$T = 98.72(17)$$

$$T = 1678$$

A.M. Peak Hour of Adjacent Street Traffic

$$T = 4.26(X)$$

$$T = 4.26(17)$$

$$T = 72$$

$$\text{Enter} = 0.60(72) = 43$$

$$\text{Exit} = 0.40(72) = 29$$

P.M. Peak Hour of Adjacent Street Traffic

$$T = 8.04(X)$$

$$T = 8.04(17)$$

$$T = 137$$

$$\text{Enter} = 0.49(137) = 67$$

$$\text{Exit} = 0.51(137) = 70$$

NCHRP 684 Internal Trip Capture Estimation Tool			
Project Name:	Tollgate Village	Organization:	Ragan-Smith
Project Location:	Thompson's Station	Performed By:	TRG
Scenario Description:	Proposed	Date:	5/14/2018
Analysis Year:	Future	Checked By:	BSB
Analysis Period:	AM Street Peak Hour	Date:	5/14/2018

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				41	35	6
Retail				157	94	63
Restaurant				80	44	36
Cinema/Entertainment				0		
Residential				129	36	93
Hotel				0		
All Other Land Uses ²				0		
				407	209	198

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		2	3	0	0	0
Retail	1		8	0	1	0
Restaurant	5	5		0	1	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	1	9	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	407	209	198
Internal Capture Percentage	18%	18%	19%
External Vehicle-Trips ⁵	333	172	161
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	20%	83%
Retail	9%	16%
Restaurant	45%	31%
Cinema/Entertainment	N/A	N/A
Residential	6%	12%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

Project Name:	Tollgate Village
Analysis Period:	AM Street Peak Hour

Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	35	35	1.00	6	6
Retail	1.00	94	94	1.00	63	63
Restaurant	1.00	44	44	1.00	36	36
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	36	36	1.00	93	93
Hotel	1.00	0	0	1.00	0	0

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		2	4	0	0	0
Retail	18		8	0	9	0
Restaurant	11	5		0	1	1
Cinema/Entertainment	0	0	0		0	0
Residential	2	1	19	0		0
Hotel	0	0	0	0	0	

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		30	10	0	0	0
Retail	1		22	0	1	0
Restaurant	5	8		0	2	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	16	9	0		0
Hotel	1	4	3	0	0	

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	7	28	35	28	0	0
Retail	8	86	94	86	0	0
Restaurant	20	24	44	24	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	2	34	36	34	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	5	1	6	1	0	0
Retail	10	53	63	53	0	0
Restaurant	11	25	36	25	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	11	82	93	82	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A
²Person-Trips
³Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator
*Indicates computation that has been rounded to the nearest whole number.

NCHRP 684 Internal Trip Capture Estimation Tool					
Project Name:	Tollgate Village		Organization:	Ragan-Smith	
Project Location:	Thompson's Station		Performed By:	TRG	
Scenario Description:	Proposed		Date:	5/14/2018	
Analysis Year:	Future		Checked By:	BSB	
Analysis Period:	PM Street Peak Hour		Date:	5/14/2018	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				19	3	16
Retail				298	146	152
Restaurant				78	48	30
Cinema/Entertainment				0		
Residential				157	92	65
Hotel				0		
All Other Land Uses ²				0		
				552	289	263

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		3	1	0	0	0
Retail	1		14	0	40	0
Restaurant	1	12		0	5	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	15	7	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	552	289	263
Internal Capture Percentage	36%	35%	38%
External Vehicle-Trips ⁵	352	189	163
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	100%	25%
Retail	21%	36%
Restaurant	46%	60%
Cinema/Entertainment	N/A	N/A
Residential	49%	35%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Project Name:	Tollgate Village
Analysis Period:	PM Street Peak Hour

Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	3	3	1.00	16	16
Retail	1.00	146	146	1.00	152	152
Restaurant	1.00	48	48	1.00	30	30
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	92	92	1.00	65	65
Hotel	1.00	0	0	1.00	0	0

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		3	1	0	0	0
Retail	3		44	6	40	8
Restaurant	1	12		2	5	2
Cinema/Entertainment	0	0	0		0	0
Residential	3	27	14	0		2
Hotel	0	0	0	0	0	

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		12	1	0	4	0
Retail	1		14	0	42	0
Restaurant	1	73		0	15	0
Cinema/Entertainment	0	6	1		4	0
Residential	2	15	7	0		0
Hotel	0	3	2	0	0	

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	3	0	3	0	0	0
Retail	30	116	146	116	0	0
Restaurant	22	26	48	26	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	45	47	92	47	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	4	12	16	12	0	0
Retail	55	97	152	97	0	0
Restaurant	18	12	30	12	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	23	42	65	42	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

²Person-Trips

³Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

TRIP GENERATION

Single-Family Detached Housing - 277 Dwelling Units

Use ITE Land Use Code 210 (Single-Family Detached Housing) and associated trip generation rates for 24-hour total trips and peak hour trips.

Average Daily Traffic

$$\begin{aligned}\ln(T) &= 0.92 \ln(X) + 2.71 \\ \ln(T) &= 0.92 \ln(277) + 2.71 \\ T &= 2655\end{aligned}$$

A.M. Peak Hour of Adjacent Street Traffic

$$\begin{aligned}T &= 0.71(X) + 4.80 \\ T &= 0.71(277) + 4.80 \\ T &= 201\end{aligned}$$

$$\begin{aligned}\text{Enter} &= 0.25(201) = 50 \\ \text{Exit} &= 0.75(201) = 151\end{aligned}$$

P.M. Peak Hour of Adjacent Street Traffic

$$\begin{aligned}\ln(T) &= 0.96 \ln(X) + 0.20 \\ \ln(T) &= 0.96 \ln(277) + 0.20 \\ T &= 270\end{aligned}$$

$$\begin{aligned}\text{Enter} &= 0.63(270) = 170 \\ \text{Exit} &= 0.37(270) = 100\end{aligned}$$

A.M. Peak Hour of Generator

$$\begin{aligned}\ln(T) &= 0.91 \ln(X) + 0.20 \\ \ln(T) &= 0.91 \ln(277) + 0.20 \\ T &= 204\end{aligned}$$

$$\begin{aligned}\text{Enter} &= 0.26(204) = 53 \\ \text{Exit} &= 0.74(204) = 151\end{aligned}$$

P.M. Peak Hour of Generator

$$\begin{aligned}\ln(T) &= 0.94 \ln(X) + 0.34 \\ \ln(T) &= 0.94 \ln(277) + 0.34 \\ T &= 278\end{aligned}$$

$$\begin{aligned}\text{Enter} &= 0.64(278) = 178 \\ \text{Exit} &= 0.36(278) = 100\end{aligned}$$

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE 59 MIXED USED LOTS AND RIGHT-OF-WAY.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED DURING THE COURSE OF THE SURVEY ON THE SITE TO DETERMINE THE POSITION OF TWO CONTROL POINTS FOR ESTABLISHING THE BEARING BASE. THE EQUIPMENT USED: LEICA, MODEL: GX 1250, DUAL FREQUENCY RECEIVER. THE TYPE OF SURVEY NETWORK ADJUSTED REAL TIME KINEMATIC. CONTROL POINTS FOR BEARING BASE FOR PROJECT AND ROAD LOCATION IMPROVEMENTS.
- 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 MAPS NO. 4913355, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470424, PANEL NO. 0335, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
- THIS PROPERTY IS CURRENTLY ZONED NC - (NEIGHBORHOOD COMMERCIAL) AND DC3 - (HIGH INTENSITY RESIDENTIAL), PER THOMPSON'S STATION LAND DEVELOPMENT ORDINANCE, DATED JUNE 13, 2017.

NO SETBACK REQUIREMENTS:
 PRIMARY FRONTAGE - 12' MINIMUM
 SECONDARY FRONTAGE - 10' MINIMUM
 SIDE LOT LINE - 0' MINIMUM
 REAR LOT LINE - 5' MINIMUM

D3 SETBACK REQUIREMENTS:
 PRIMARY FRONTAGE - 10' MINIMUM
 SECONDARY FRONTAGE - 10' MINIMUM
 SIDE LOT LINE AGGREGATE - 15' TOTAL, 5' MINIMUM
 REAR LOT LINE - 20' MINIMUM

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.

ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88. CONTOURS ARE AT TWO FOOT INTERVALS AND ARE BASED ON A FIELD RUN SURVEY BY RAGAN-SMITH ASSOCIATES ON JULY 12, 2016 USING RANDOM SPOT ELEVATIONS. CONTOURS WERE DERIVED USING SURFACE MODELING TECHNIQUES.

ALL STREETS ARE DESIGNATED PUBLIC AND AS SUCH ARE PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENTS.

ALL PUBLIC STREETS AND DRAINAGE STRUCTURES WITHIN THE RIGHTS-OF-WAY WILL BE MAINTAINED BY THE TOWN OF THOMPSON'S STATION.

SANITARY SEWER LINES AND STORM LINES SHOWN HEREON WERE TAKEN FROM A PRELIMINARY DESIGN FOR THIS SECTION. FINAL PLACEMENT OF UTILITIES WILL BE DEPICTED ON THE FINAL PLAT.

DOMESTIC WATER SUPPLY INFORMATION SHOWN HEREON IS BASED ON A PRELIMINARY DESIGN FOR THIS SECTION. FINAL PLACEMENT TO BE DESIGNED BY OTHERS AND INCLUDED ON THE FINAL PLAT. WATER TO BE PROVIDED BY H.B.&S.

THE BLOCK LENGTHS IN THIS SECTION DO NOT EXCEED THE MAXIMUM LENGTH (800') FOR THE D3 ZONING DISTRICT.

THE RECORDING OF THE FINAL PLAT VOIDS, VACATES AND SUPERCEDES LOTS 3302 AND 3303 AND A PORTION OF LOT 3304 AS SHOWN ON THE FINAL PLAT ENTITLED "TOLLGATE VILLAGE, SECTION 33 (LOTS 3301-3304) AND REVISION TO SECTION 20 (LOT 20.6)" OF RECORD IN PLAT BOOK P60, PAGE 86, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

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 1:43,595.

DATE: JUNE 15, 2018
 JOHN T. DARNALL, TN RLS #1571

LOT AREA TABLE			LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±	LOT	SQ. FT.±	ACRES±
201	138,072	3.17	231	1,152	0.03
202	59,870	1.37	232	1,152	0.03
203	92,816	2.13	233	1,831	0.04
204	2,997	0.07	234	1,831	0.04
205	2,200	0.05	235	1,152	0.03
206	2,200	0.05	236	1,152	0.03
207	2,995	0.07	237	1,152	0.03
208	4,060	0.09	238	1,152	0.03
209	1,996	0.05	239	1,555	0.04
211	1,622	0.04	240	1,404	0.03
212	1,197	0.03	241	1,148	0.03
213	1,197	0.03	242	1,157	0.03
214	1,780	0.04	243	1,721	0.04
215	1,780	0.04	244	1,721	0.04
216	1,197	0.03	245	1,157	0.03
217	1,631	0.04	246	1,157	0.03
218	1,554	0.04	247	1,157	0.03
219	1,152	0.03	248	1,157	0.03
220	1,152	0.03	249	1,721	0.04
221	1,687	0.04	250	1,721	0.04
222	1,746	0.04	251	1,157	0.03
223	1,192	0.03	252	1,157	0.03
224	1,192	0.03	253	1,157	0.03
225	1,192	0.03	254	1,157	0.03
226	1,609	0.04	255	1,576	0.04
227	2,654	0.06	256	2,272	0.05
228	1,693	0.04	257	1,488	0.03
229	2,585	0.06	258	1,488	0.03
230	1,555	0.04	259	2,392	0.05

LEGEND

(R)	IRON ROD (OLD)	(F)	FIBER OPTIC BOX
(N)	IRON ROD (NEW) (1/2" x 18" w/ CAP STAMPED "RAGAN SMITH & ASSOCIATES")	(I)	IRRIGATION CONTROL VALVE
(PK)	PK NAIL (OLD)	(S)	SANITARY SEWER LINE
(F)	FIRE HYDRANT	(E)	ELECTRIC BOX
(W)	WATER VALVE	(W)	WATER LINE
(M)	WATER METER	(FM)	FORCE MAIN
(RCP)	REINFORCED CONCRETE PIPE	(L)	LIGHT STANDARD
(SM)	SANITARY SEWER MANHOLE	(YL)	YARD LIGHT
(SC)	SEWER CLEAN-OUT	(P.U.D.E.)	PUBLIC UTILITY AND DRAINAGE EASEMENT
(AD)	AREA DRAIN	(P.U.D.A.E.)	PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT
(CBI)	CATCH BASIN/CURB INLET	(T)	TRANSFORMER PAD
(SMH)	STORM MANHOLE	(R.O.W.C.T.)	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN
(S)	SIDEWALK		

DEED REFERENCE
 MAP 132, PARCELS 001.00, 001.01, 001.09 AND 001.08
 BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MBSC TN HOME BUILDER, LLC, FROM TGF 2010, LLC OF RECORD IN BOOK 5264, PAGE 242, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

MAP 132, PARCEL 1.10
 BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MBSC TN HOME BUILDER, LLC FROM MBSC TN HOME BUILDER, LLC BY QUITCLAIM DEED OF RECORD IN BOOK 6403, PAGE 542, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PLAT REFERENCE
 BEING LOTS 3302 AND 3303 AND A PORTION OF LOT 3304 AS SHOWN ON THE FINAL PLAT ENTITLED "TOLLGATE VILLAGE, SECTION 33 (LOTS 3301-3304) AND REVISION TO SECTION 20 (LOT 20.6)" OF RECORD IN PLAT BOOK P60, PAGE 86, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE
 BEING A PORTION OF PARCELS 001.00, 001.09 AND 010.00 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 132.
 BEING PARCELS 001.07 AND 001.08 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 132.

CURVE TABLE

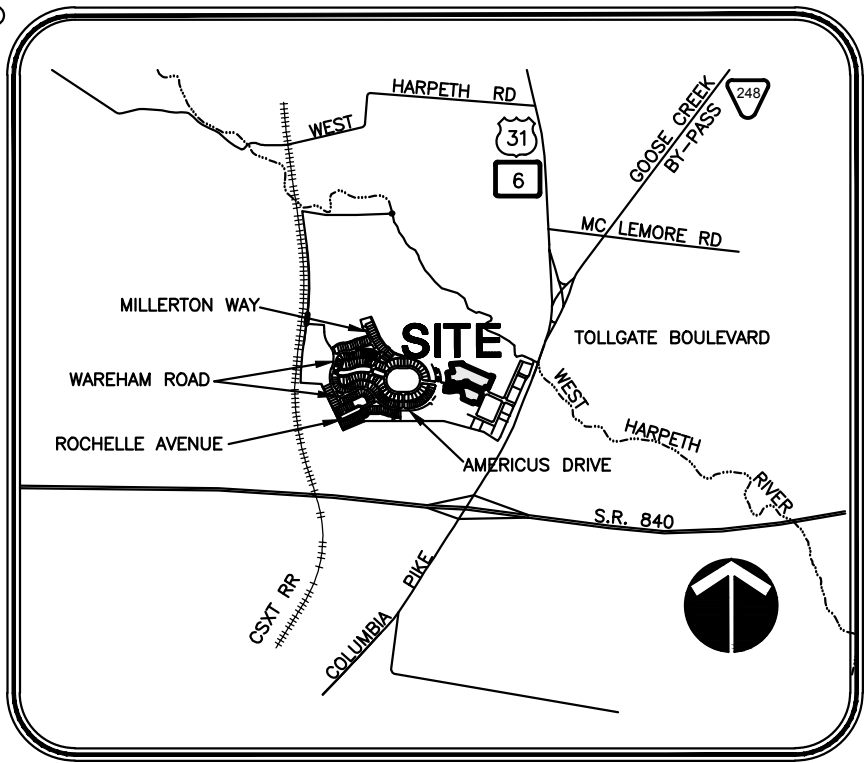
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHD BRG	CHORD	TANGENT
C1	39.27'	25.00'	89°59'57"	N68°46'27"E	35.36'	25.00'
C2	117.81'	75.00'	90°00'00"	S68°46'29"W	106.07'	75.00'
C3	16.25'	130.00'	7°09'44"	N69°48'23"W	16.24'	8.14'
C4	30.51'	25.00'	69°55'10"	S38°25'57"E	28.65'	17.48'
C5	39.28'	25.00'	90°00'54"	S41°31'22"W	35.36'	25.01'
C6	39.28'	25.00'	90°00'54"	N48°28'38"W	35.36'	25.01'
C7	43.46'	25.00'	99°36'03"	S46°19'38"W	38.19'	29.58'
C8	39.28'	25.00'	90°00'54"	S48°28'38"E	35.36'	25.01'
C9	39.27'	25.00'	90°00'00"	N41°31'49"E	35.36'	25.00'
C10	33.29'	70.00'	27°15'04"	S79°51'06"E	32.98'	16.97'
C11	117.81'	75.00'	90°00'08"	S21°13'35"E	106.07'	75.00'
C12	28.38'	25.00'	65°02'06"	S29°01'58"W	26.88'	15.94'
C13	10.89'	25.00'	24°57'54"	S74°01'58"W	10.81'	5.53'
C14	85.26'	75.00'	65°08'05"	S33°39'28"E	80.74'	47.90'
C15	32.55'	75.00'	24°51'55"	S11°20'32"W	32.29'	16.53'
C16	11.29'	75.00'	8°37'21"	S28°05'09"W	11.28'	5.65'
C17	5.01'	75.00'	3°49'27"	N68°08'15"W	5.00'	2.50'
C18	36.42'	77.00'	27°05'50"	N10°04'17"E	36.08'	18.56'
C19	121.16'	77.00'	90°09'14"	N68°41'49"E	109.04'	77.21'
C20	75.60'	77.00'	56°15'26"	N51°44'55"E	72.60'	41.16'

CURVE TABLE

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHD BRG	CHORD	TANGENT
C21	121.16'	77.00'	90°09'14"	N68°41'49"E	109.04'	77.21'
C22	15.80'	77.00'	11°45'33"	N72°06'21"W	15.78'	7.93'
C22	4.35'	25.00'	9°57'41"	N61°14'44"W	4.34'	2.18'
C23	39.27'	25.00'	90°00'03"	N21°13'33"W	35.36'	25.00'
C24	34.92'	25.00'	80°02'22"	S16°14'42"E	32.15'	20.99'
C25	64.79'	137.00'	27°05'50"	S10°04'17"W	64.19'	33.01'
C26	215.57'	137.00'	90°09'14"	S68°41'49"W	194.01'	137.37'
C27	101.52'	75.00'	77°33'12"	S71°10'26"W	93.94'	60.25'

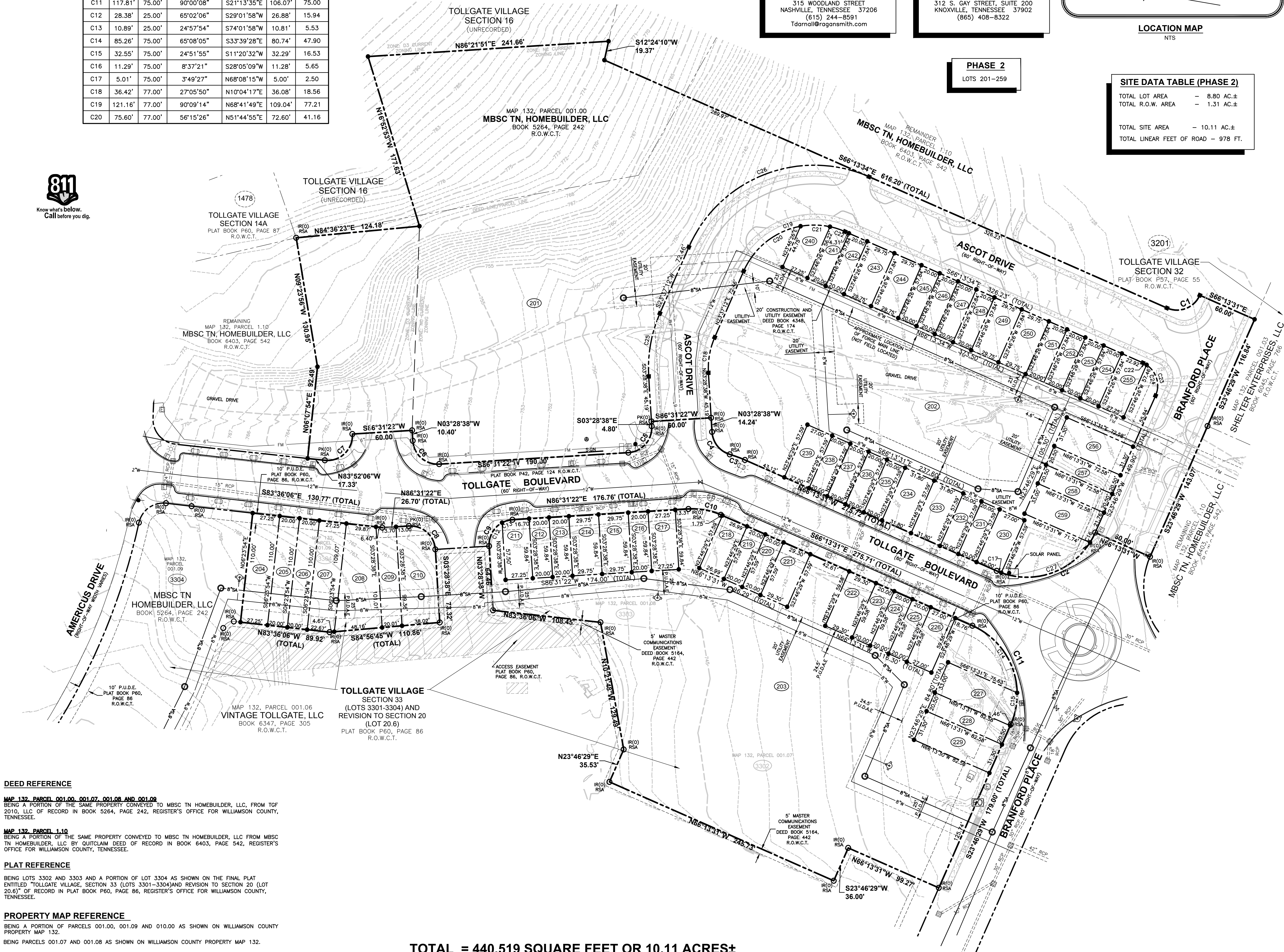
SURVEYOR
 RAGAN-SMITH ASSOCIATES, INC.
 C/O TOM DARNALL, RLS
 515 WOODLAND STREET
 NASHVILLE, TENNESSEE 37206
 (615) 244-8591
 Tdarnall@ragansmith.com

OWNER/DEVELOPER
 MBSC TN HOME BUILDERS, LLC
 C/O BRIAN ROWE
 312 S. GAY STREET, SUITE 200
 KNOXVILLE, TENNESSEE 37902
 (865) 408-8322



SITE DATA TABLE (PHASE 2)

TOTAL LOT AREA	- 8.80 AC.±
TOTAL R.O.W. AREA	- 1.31 AC.±
TOTAL SITE AREA	- 10.11 AC.±
TOTAL LINEAR FEET OF ROAD	- 978 FT.



RAGAN SMITH
 LAND PLANNERS • CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS

CHATTANOOGA
 140 COMMERCE SUITE 200
 P.O. BOX 80070
 KNOXVILLE, TN 37926
 (615) 944-8591
 www.ragansmith.com

JOHN T. DARNALL
 REGISTERED SURVEYOR
 TENNESSEE NO. 1571

**TOLLGATE VILLAGE
 TOWN CENTER - PHASE 2**
 FOR
MBSC TN HOME BUILDER, LLC

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

PRELIMINARY PLAT

1 of 1

REVISIONS

WK. ORDER	9260
JTD	
SLL	
APPROVED BY:	
DRAWN:	
SCALE:	1"=50'
DATE:	JUNE 15, 2018

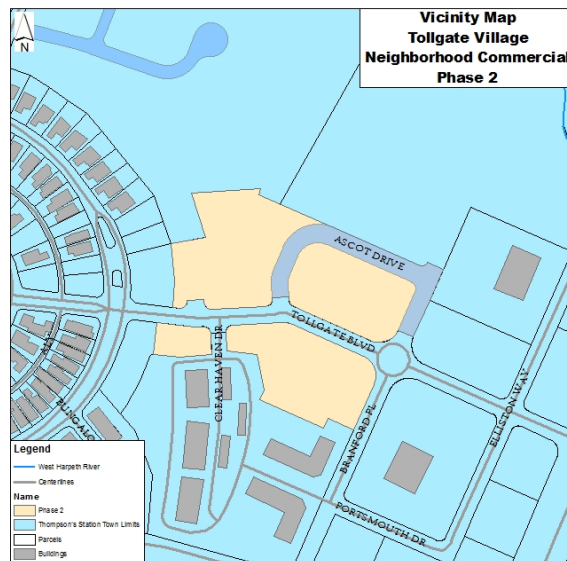
USA DATA PROJECTS 10081-1724 SURVEY AT PHASE 2 PRELIMINARY PLAT 172 P.2 PRELIM PLAT.DWG
 PLOTTED BY SHERRY LEWIS ON: 6/15/2018 10:58 AM
 LAST UPDATED BY S.L.W. ON: 6/15/2018 10:57 AM

**Thompson's Station Planning Commission
Staff Report - Item 4 (SP 2018-005, DR 2018-005)
August 28, 2018**

Request for site plan approval of 69 condos, seven mixed use units with 5,200 square feet of commercial, 19 live work units with 7,163 square feet of commercial and 30 townhomes located along Tollgate Boulevard/Branford Place.

REQUEST

The applicant, Ragan Smith, on behalf of Regent Homes is requesting approval of a site plan for the development of condominiums, mixed use buildings, live work units and townhomes located along Tollgate Boulevard and Branford Place within the D3 and Neighborhood Commercial (NC) zoning districts in the community of Tollgate Village.



BACKGROUND

The Tollgate Village site development plan dated April 2014 consists of a variety of housing throughout the site with commercial/office located in proximity to Columbia Pike (State Route 6). The existing housing includes 201 apartments (located on Branford Place), 30 condominiums (located along Americus), 61 townhomes (along Bungalow Drive, Newark Lane and Rochelle Lane) and over 450 single-family residences within Sections 1-15 with preliminary plat approvals for phases 16, 17 and 18. Existing commercial includes the medical office building and Shelter Insurance located in the front sections of the development along Tollgate Boulevard and Elliston Way. The front portion of Tollgate Village is zoned NC (neighborhood commercial) and was recently amended to permit additional residential uses.

ANALYSIS

Site Plan

Site plan is a plan presenting the general details of the development proposal and review by the Planning Commission is required for all multi-family and non-residential developments to ensure “compliance with the development and design standards” (Section 5.4.4) of the Land Development Ordinance.

Plat Requirements

The project site is one parcel; however, a preliminary plat was submitted for the subdivision of the property into the necessary lots for the development of this site plan. By creating legal lots for each of the proposed units or buildings, the property lines and roadway alignment will be set thereby allowing the details of the site plan to be accurate. However, the plat does not meet the requirements of the LDO and cannot be recommended for approval.

Project Description

The project site, approximately 10 acres will contain 59 lots (pending preliminary plat approval) is located along Tollgate Boulevard and will include an extension of Branford Place and the creation of a new road, Ascot Drive. The project consists of 15 buildings. Two mixed use buildings with a total of 5,200 square feet of commercial uses and seven residential units will be located at the northwest and southwest corners of Tollgate Boulevard and Branford Place. Building 1 contains 2,917 square feet of residential uses and 2,000 square feet of commercial uses and Building 2 contains 3,790 total square footage of the building is not identified on the site plan and Staff cannot verify compliance with the 67% maximum allowance for residential uses. Four live work buildings with a total of 7,163 square feet of commercial and 19 residential units will be located along Tollgate Boulevard, west of Branford Place. Four townhomes buildings with a total of 14 units will be located along Tollgate Boulevard. Three townhome buildings with a total of 16 units will be located along Ascot Drive.

Zoning

The project site is located within two zoning districts: D3 and NC. The D3 zone is “intended for higher, density residential development where urban services and facilities, including public sewer, are provided or where the extension of such services and facilities will be available prior to development.” The Neighborhood Commercial zone “should include neighborhood commercial activities, small-scale businesses, and high intensity residential” (LDO Section 1.2.7). Townhomes, condominiums, live work along with mixed use buildings are permitted within the NC zone. Density permitted is 12 units an acre.

Neighborhood Commercial Standards

Please note, the analysis of this project with regard to the development standards is based the assumption the property will be subdivided as submitted with the preliminary plat. Any changes to the plat may result in a revision to the site plan.

Primary building frontage is a 12-foot maximum. Mixed buildings 1 and 2 do not conform to the maximum setback, however the applicant has indicated that an easement is required for utilities along this frontage. Therefore, the proposed setback can be permitted to accommodate the easement. All other buildings conform to the primary frontage setback. Access to the parking located behind the buildings is provided from Branford Place and Ascot Drive and all parking will maintain a minimum of a 20-foot landscaped setback. Primary building frontage is 60% minimum and the proposed buildings meet the frontage requirement on Tollgate Boulevard, however mixed-use buildings 1 and 2 do not appear to meet the primary frontage on Branford Place. Density is permitted at 12 units per acre. The proposed site area is 10.11 acres with 125 residential units, however, approximately .5 acres is located within the D3 zone with the remaining 9.61 acres within the NC zone. The project consists of seven units within the D3 zone and 118 units within the remaining acreage for a density of 12.3 units per acre which exceeds the maximum of 12 units per acre.

Mixed use buildings are defined as “residential use combined with commercial use within the same building through superimposition or adjacency. This building type is urban in character and frequently is a multi-story building with residential uses above commercial uses. Residential uses within a mixed-use building shall not exceed 75% of the total use except within the G3 sector” (Section 1.3). Mixed

use building 1 is 4,917 square feet and will have three residential units using 2,917 square feet for a total of 59% of the overall building. Mixed use building 2 is 6,990 square feet and will have four residential units using 3,790 square feet for a total of 54% of the overall building. The remaining square footage will be non-residential in each building.

Section 4.11.1

Buildings should be located along road frontage with parking located in the rear.

The buildings are located along the road frontage setback behind the required landscaping with all parking located in the interior of the site.

Lot coverage shall not exceed the standards of Table 4.10 through Table 4.13, and shall include the footprint of all structures on the site.

Maximum lot coverage permitted is 50% for nonresidential and 90% for residential, however all residential that exceeds 50% shall provide the balance of the lot coverage in civic space within ¼ mile of the units. Several residential buildings exceed 50% and therefore, a total of 8,822 square feet of civic space are provided throughout the site.

Construction shall incorporate masonry and brick or shall match the character of the surrounding area. No vinyl is permitted. Metal siding is discouraged and shall be used only as an accent treatment. Building facades shall include varied wall planes and roof lines, projections and recesses, window articulation and natural color schemes.

Building heights are limited to three stories. The ground floor can be no less than 11 feet in height. The proposed condominiums, townhomes and live work units are three story brick buildings. No elevations were provided for the mixed-use buildings. The buildings consist of varied wall planes, balconies, proportionate windows with window treatments. Neither a color rendering or a materials board were submitted, but the elevation notes illustrate brick veneer with brick and stone accents and asphalt shingle roofing with accent metal roofing. The Design Guidelines seek to promote design excellence in character and compatibility of development to its surroundings and the project will be subject to design review by the DRC upon approval of the site plan. The Design Review Commission will review the project upon approval of the site plan.

Groupings of buildings shall be used instead of long linear rows of buildings. Building massing shall incorporate varied rooflines, building heights and other architectural features.

Several buildings are proposed along the roadways with various lengths and massing. All architecture will be reviewed by the Design Review Commission.

Entry drives shall be designed to incorporate enhanced paving, landscaping and other features which complement the building architecture.

Enhanced paving consisting of a decorative pattern and banding will be incorporated into the driveway entrances.

Each development shall include trash areas that will be designed to accommodate two trash bins, one which will be designed for recycling. The trash enclosure shall be enclosed by a masonry wall that matches the architecture of the buildings on site. In addition, a landscape planter shall be utilized to provide screening around the trash enclosure.

A trash area is provided on site and is proposed to be enclosed by a masonry wall with landscaping.

All ground or building mounted mechanical equipment shall be landscaped to reduce visibility from adjacent properties, rights-of-way and parking areas.

Two of the condominium buildings have roof mounted equipment which will be shielded from view by the proposed roofline.

No temporary structures shall be permitted.

No temporary structures are proposed.

Parking

Given the potential for uses within the buildings, the applicant has provided a breakdown of parking that would require 259 parking spaces, however is proposing 240 parking spaces for the development. Shared parking is proposed for the development of the site. The Planning Commission may approve shared parking if the parking within available for more than two uses within one block, within 500 feet of the building it serves, is adjusted using the highest daily shared parking per the parking occupancy table and a written agreement is established. The project site is within the two blocks and the buildings have available parking within 500 feet. The table was used with the proposed uses and the highest daily parking is Monday through Friday 6:00 p.m. – midnight with 239.6 parking spaces required. The proposed number of parking spaces is 223 which does not meet the requirement and the parking lot is designed using pervious pavers for driveways and parking spaces.

Landscaping

The site is zone Neighborhood Commercial and the properties surrounding are zoned NC thereby requiring a type 1 buffer which is composed of “intermittent visual obstruction” along the property lines. The plan shows adequate trees and shrubs planted along the interior property line as the buffer between this site and the neighboring property.

Lighting

Lighting will be installed throughout the project site to provide lighting within the parking lot and on the buildings. A photometric plan was submitted demonstrating that the lighting will not have a negative impact to the surrounding roadways and properties.

Open Space

The open space required for the Tollgate Village subdivision is 120 acres and as of this submittal, 80.78 acres are recorded. No open space is proposed with this plat. The Land Development Ordinance states in section 5.4.7 of the Land Development Ordinance that “no more than 60% of the lots may be platted prior to the platting of all of the open space as determined on the concept plan.” No further lots in Tollgate Village may be platted until all the open space is dedicated. Therefore, the developer is required to plat 22.51 additional acres of open space.

Geotechnical Information

A geotechnical report has not been submitted for the project site, therefore, should be submitted prior to any future approvals. Staff has concerns there may be the presence of a sinkhole located along the north side of Tollgate Boulevard, west of Ascot Drive. The Land Development Ordinance Section 3.3.6 states “the disturbance, alteration or mitigation of such features shall be discouraged. All closed depressions shall be included in required or common open space along with a 50-foot buffer circling the highest contour of the closed depression. All sinkholes shall be incorporated into the overall storm water management plan.” The code also states that sinkholes shall be classified as “land unsuitable for development and shall not be included in streets and lots.” Therefore, prior to approval of a preliminary plat which establishes the lots, a geotechnical study must be submitted for review to determine any constraints on the project site.

Traffic

A trip generation assessment was submitted for the concept plan. The analysis demonstrates that the proposed project will result in 333 a.m. peak trips and 352 p.m. peak trips leaving 264 a.m. peak trips and 439 p.m. peak trips for development of the other vacant parcels within the neighborhood. Staff expressed concern that the project increases the trip generation that was originally proposed for this site-specific area within the front of Tollgate Village. The Town's traffic engineer also reviewed the trip generation submittal and recommends the existing trips for all approved phases of the development along with the planned trips be evaluated to determine the trips generated, including the outparcels assessed in the February 2017 traffic study. Therefore, Staff recommends that the trip generation analysis be revised based on the recommendation of the Town's traffic engineer. The traffic engineer believes it is appropriate for the additional access improvements, possibly the southern access. Without appropriate consideration of the trip generation, Staff cannot recommend this project for approval.

Sewer

Sewer

The Tollgate Village development has approval for 943 sewer taps. The final plat for section 17 and 18A were submitted for approval which would commit 73 sewer taps leaving 111 taps available for future approvals within the entire development, including the out parcels not owned by the developer. The developer submitted a site plan without any documentation on the number of sewer taps necessary for the project. Therefore, the Town's sewer engineer has reviewed the site plan and based on the proposed land uses has determined that 151 taps will be necessary for the project (see attached). Therefore, the project does not have sewer availability and Staff cannot recommend approval of this plat.

RECOMMENDATION

Staff recommends the Planning Commission defer the site plan for the following reasons:

1. The project does not meet all LDO requirements, including, density as noted in table 4.13 and parking as permitted in section 4.12.
2. The project may meet the thresholds for the construction of another access or further improvements to the north access and the developer must provide additional information as requested by the traffic engineer.
3. A geotechnical report must be submitted.
4. The project does not have sewer availability.

ATTACHMENTS

Site plan packet

Sewer tap analysis (provided by town sewer engineer)

Tollgate Town Center Site Plans Phase 2

EDU Count

7/12/2018

	EDU Residential Units	EDU Commercial Units
Townhome Buildings		
1	3	0
2	4	0
3	6	0
4	6	0
5	4	0
6	3	0
7	4	0
	<hr/> 30	<hr/> 0
Condo Buildings		
1	12	0
2	21	0
3	36	0
	<hr/> 69	<hr/> 0
Live Work Buildings		
1	5	5
2	4	4
3	4	4
6	6	6
	<hr/> 19	<hr/> 19
Mixed Use Building		
1	3	3
2	4	4
	<hr/> 7	<hr/> 7
Totals	125	26

151

Basis for Residential Unit count

Ordinance 10-007; 14-001; top of Exhibit A

"Residential uses shall constitute one (1)EDU for each separate living unit or quarters. Accessory living quarters both attached and detached also constitute one (EDU)."

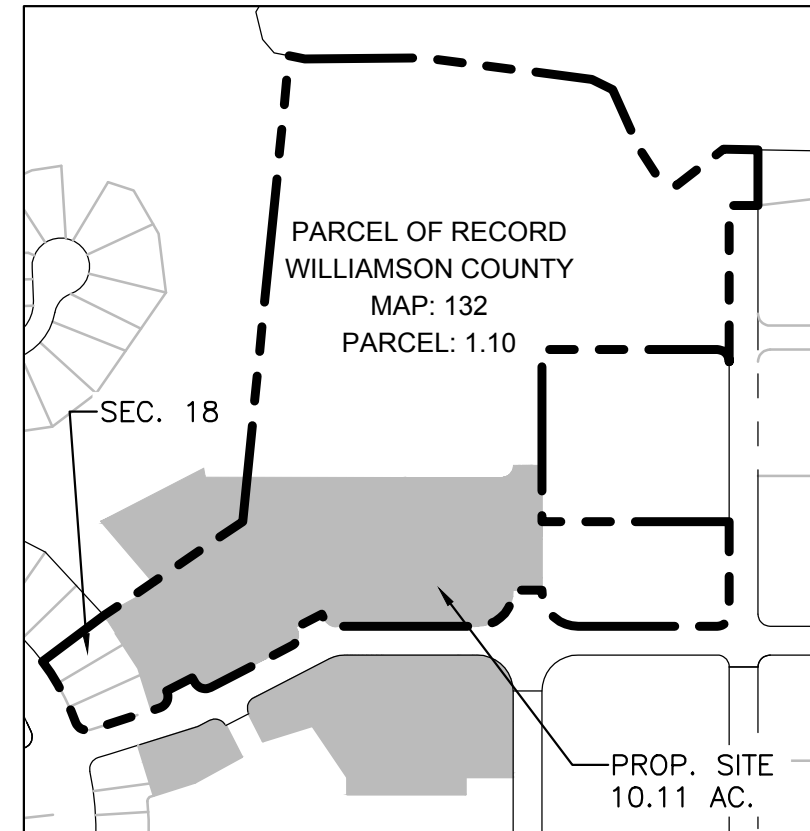
Basis for Commercial Unit count

Ordinance 10-007, Section 3. "System Development, Access/Tap and Effluent Disposal Fee"

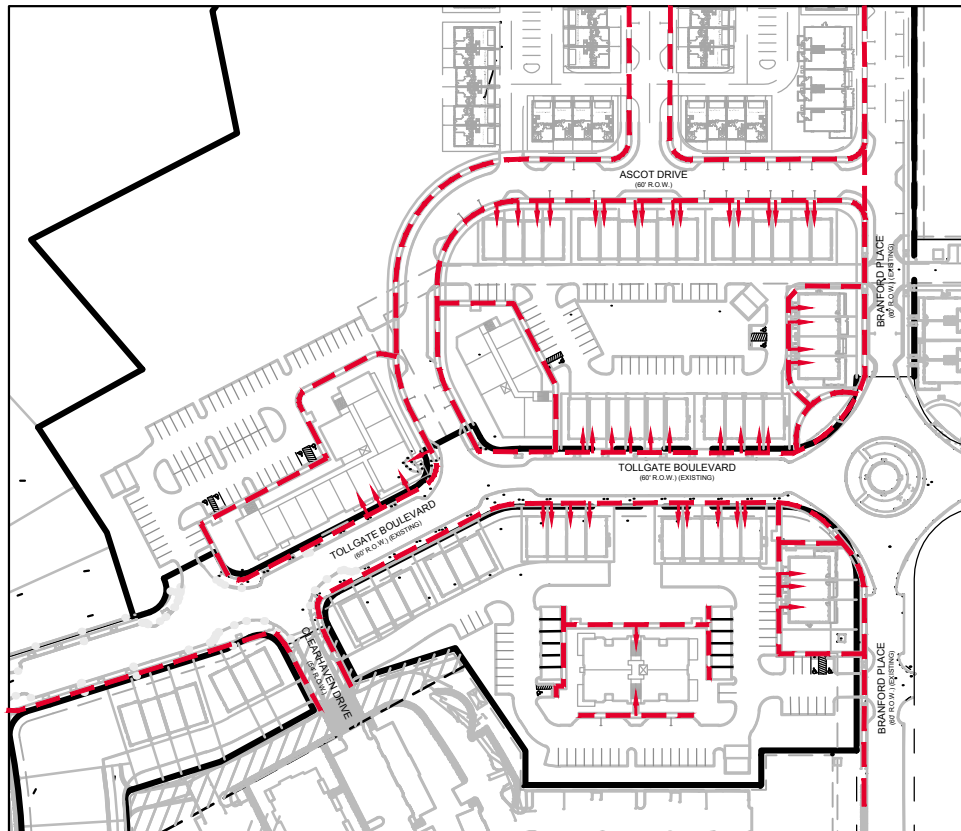
"An equivalent dwelling unit (EDU) is based on an estimated single family dwelling water usage at three hundred fifty (350) gallons per day (GPD). Water usage for the purpose of calculating fees shall deem any usage less than three hundred fifty (350) GPD as one (1) EDU and any usage calculated to exceed three hundred fifty (350) GPD (or multiples thereof) shall be counted as an additional EDU."



LOCATION MAP
N.T.S.



PARCEL EXHIBIT
1"=400'



PEDESTRIAN CIRCULATION
1"=200'

MIXED USE UNITS						
	Building Area (sq. ft.)	Lot Area (sq. ft.)	Lot Coverage (%) (50% Max.)	Civic Space Req'd for each unit (per 4.9.5b)	Number of Units (ea.)	Civic Space Req'd (Total)
End Unit (Typ.)	1022	2585	39.5%	0	4	0
Interior Unit (Typ.)	873	1488	58.7%	129	3	387
LIVE/WORK UNITS						
	Building Area (sq. ft.)	Lot Area (sq. ft.)	Lot Coverage (%) (50% Max.)	Civic Space Req'd for each unit (per 4.9.5b)	Number of Units (ea.)	Civic Space Req'd (Total)
End Unit (Typ.)	936	1609	58.2%	132	8	1056
Interior Unit (Typ.)	854	1192	71.6%	258	11	2838
TOWNHOME UNITS						
	Building Area (sq. ft.)	Lot Area (sq. ft.)	Lot Coverage (%) (50% Max.)	Civic Space Req'd for each unit (per 4.9.5b)	Number of Units (ea.)	Civic Space Req'd (Total)
End Unit (Typ.)	937	1687	55.5%	94	10	940
Interior Unit (Typ.)	852	1151	74.0%	277	13	3601
CONDO BUILDINGS						
	Building Area (sq. ft.)	Lot Area (sq. ft.)	Lot Coverage (%) (50% Max.)	Civic Space Req'd (Total)		
Condo #1	6953	92816	7.5%	0		
Condo #2	7963	59870	13.3%	0		
Condo #3	13250	138072	9.6%	0		
Total Civic Space (sq. ft.) Required:						8822
Per Section 4.9.5(b)						

LOT COVERAGE & CIVIC SPACE CALCULATIONS

SITE DATA:

PROPERTY INFORMATION:
 ADDRESS: TOLLGATE BLVD
 LOCAL JURISDICTION: TOWN OF THOMPSON'S STATION
 WILLIAMSON COUNTY
 TAX MAP: 132
 1.07 & 1.08, PORTION OF PARCELS 1.09 & 1.10
 10.11 ACRES
PROPOSED SITE AREA:
 10.11 ACRES
ZONING INFORMATION:
 EXISTING ZONING: NC (NEIGHBORHOOD COMMERCIAL)
 D3 (HIGH INTENSITY RESIDENTIAL)

PROJECT CONTACT INFORMATION:
 PROJECT REPRESENTATIVE: REGENT DEVELOPMENT
 DAVID MCGOWAN
 6901 LENOX VILLAGE DRIVE, SUITE 107
 NASHVILLE, TN 37211
 DAVID.MCGOWAN@REGENTHOMES-TN.COM

ARCHITECT:
 SMITH GEE STUDIO
 ANDY BERRY
 209 10TH AVE SOUTH
 NASHVILLE, TN 37203
 615-739-5555
 ABERRY@SMITHGEESTUDIO.COM

CIVIL ENGINEER:
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 BOB NICHOLS, PE
 315 WOODLAND ST, NASHVILLE, TN 37206
 615-244-8591
 BNICHOLS@RAGANSMITH.COM

**LANDSCAPE ARCHITECT/
 PLANNER:**
 RAGAN-SMITH AND ASSOCIATES, INC
 TROY GARDNER, PLA
 315 WOODLAND ST, NASHVILLE, TN 37206
 615-244-8591
 TGARDNER@RAGANSMITH.COM

	RESIDENTIAL		COMMERCIAL	
	CONDO	MIXED USE	LIVE/WORK	TOWNHOME
CONDO	69 UNITS	7 UNITS	19 UNITS	30 UNITS
MIXED USE		5,600 S.F. (OFFICE)		
LIVE/WORK		7,163 S.F. (RETAIL)		
TOWNHOME				

TOTAL PARKING REQUIRED:
 CONDO: 138 SP. (69 UNITS X 2 SP./UNIT)
 MIXED USE: 26 SP. (1 PER D.U. + 1 PER 300 S.F. OFFICE)
 LIVE/WORK: 50 SP. (1.5 PER D.U. + 3 PER 1,000 S.F. RETAIL)
 TOWNHOME: 45 SP. (1.5 PER DWELLING UNIT)
TOTAL SPACES REQUIRED: 259
TOTAL SHARED PARKING REQUIRED: 240 (SEE SHARED PARKING CALCULATIONS - THIS SHEET)

PARKING SUMMARY:
 SIZE REQUIREMENT: 9'x18' (TYPICAL)
 SURFACE PARKING: 183 SPACES (173 STD SPACES, 10 ACC. SPACES)
 GARAGE PARKING: 12 SPACES
 PARALLEL PARKING (ON STREET): 64 (42 EXISTING, 22 PROPOSED)
 TOTAL PARKING: 259
 BIKE SPACES: 32

LOT COVERAGE:
 SEE LOT COVERAGE & CIVIC SPACE CALCULATIONS - THIS SHEET
FRONTAGE PERCENTAGE:
 AS LABELED (SEE ENLARGEMENT LAYOUT SHEETS C1-1-3)
CIVIC SPACE REQUIRED:
 8,822 S.F. (SEE LOT COVERAGE & CIVIC SPACE CALCS - THIS SHEET)
CIVIC SPACE PROVIDED:
 31,195 S.F.

1. STORMWATER MANAGEMENT ACCOMMODATIONS WILL BE ACCOMPLISHED VIA THE USE OF PERVIOUS PAVERS WITHIN THE PROPOSED DRIVEWAY ACCESS AND SITE PARKING AREAS SHOWN ON THE PLAN AS MAY BE REQUIRED. WATER QUALITY TREATMENT MEASURES WILL BE SATISFIED USING BIO-REMEDIATION FACILITIES OR HIGH CAPACITY TREATMENT UNITS LOCATED IN INDIVIDUAL DRAINAGE STRUCTURES. SPECIFIC DETAILS OF STORMWATER MANAGEMENT AND WATER QUALITY TREATMENT MEASURES WILL BE BASED UPON THE FINDINGS OF A COMPREHENSIVE HYDROLOGIC ANALYSIS PREPARED DURING THE DESIGN PHASE OF THE PROJECT.

THE TOTAL AREA OF THE PHASE 2 PORTION OF THE PROJECT UNDER CONSIDERATION AT THIS TIME IS 384,635 SQ.FT. OF 8.83 ACRES. OF THIS TOTAL, IT IS ESTIMATED THAT 213,444 SQ. FT. OR 4.90 ACRES IS COMPRISED OF PERVIOUS AREA WITH 171,191 SQ.FT. OR 3.93 ACRES BEING IMPERVIOUS AREA. THIS EQUATES TO A TOTAL SITE BREAKDOWN OF 55.5% PERVIOUS TO 44.5% IMPERVIOUS.

2. WATER SERVICE TO THE PROJECT WILL BE PROVIDED BY THE HB&TS UTILITY DISTRICT. THERE IS CURRENTLY AN EXISTING PUBLIC 12" WATER LINE IN TOLLGATE BOULEVARD AND AN EXISTING 8" PUBLIC LINE IN BRANFORD PLACE. THE PLAN SHOWS A PROPOSED PUBLIC ROAD LOOPING AROUND FROM TOLLGATE BOULEVARD TO BRANFORD PLACE. A NEW 8" PUBLIC WATER LINE WILL BE INSTALLED WITHIN THE ROAD SETTING UP WATER SERVICE TO THE PROPOSED UNITS ON THE NORTH SIDE OF TOLLGATE BOULEVARD VIA EXTENSIONS FROM THE NEW 8" LINE COORDINATED WITH THE INTERNAL UNIT LAYOUTS. WATER SERVICE TO THE PROPOSED UNITS ON THE SOUTH SIDE OF TOLLGATE BOULEVARD WILL BE PROVIDED VIA CONNECTIONS TO THE EXISTING LINES IN BRANFORD PLACE AND TOLLGATE BOULEVARD ALSO COORDINATED WITH THE INTERNAL LAYOUTS. EXISTING HB&TS WATER SYSTEM FLOWS AND PRESSURES ARE ASSUMED TO BE ADEQUATE TO PROVIDE DOMESTIC SERVICE AND FIRE PROTECTION TO THE PROPOSED UNITS. DESIGN AND SUBSEQUENT APPROVALS OF THE PUBLIC WATER SYSTEM NECESSARY TO SERVE THE PROJECT WILL BE THE RESPONSIBILITY OF HB&TS.

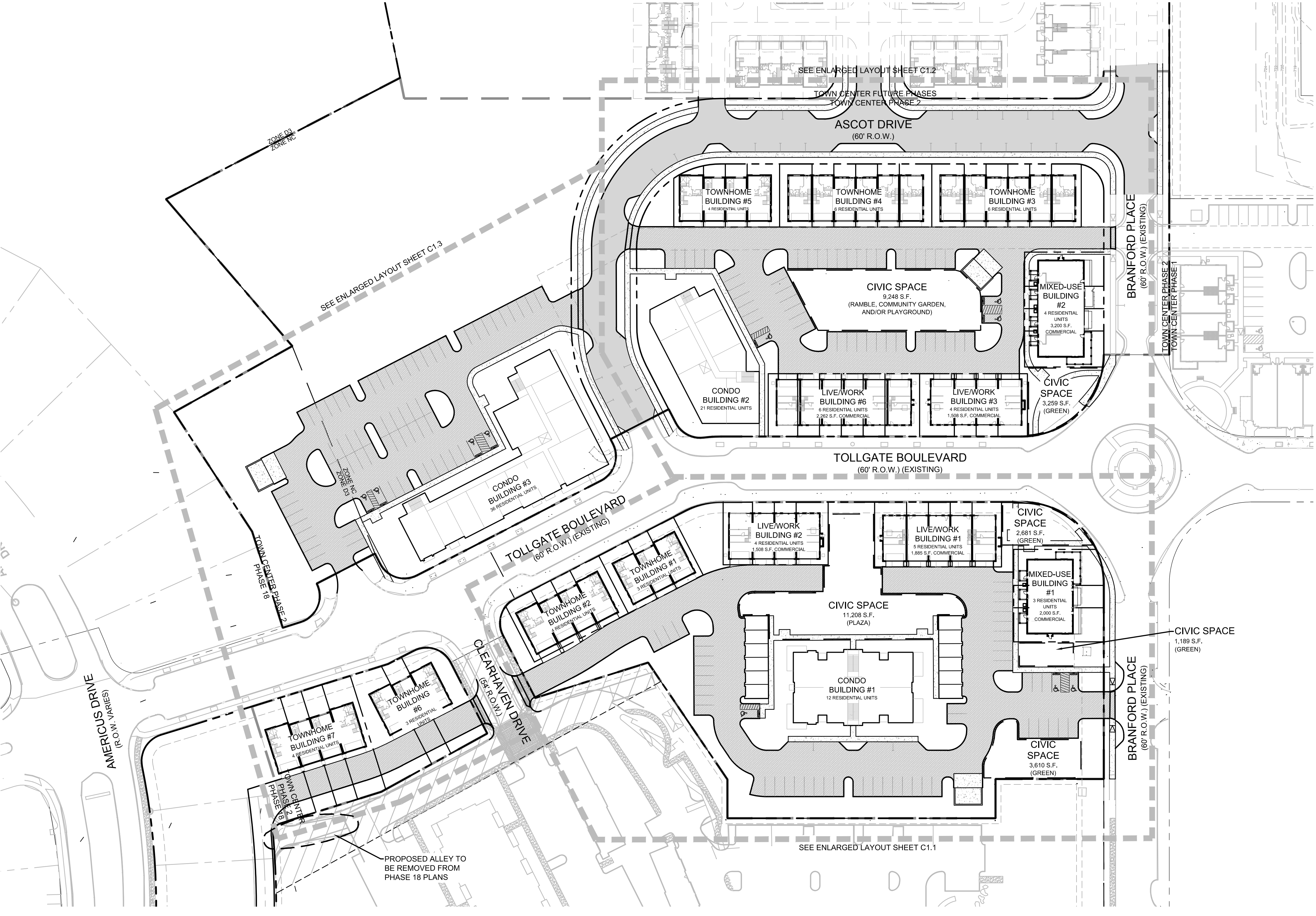
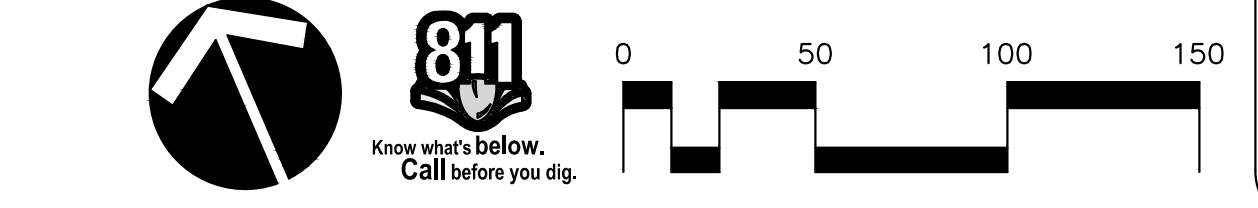
SANITARY SEWER SERVICE TO THE PROJECT WILL BE PROVIDED BY THE TOWN OF THOMPSON'S STATION. ALL PROPOSED UNITS WILL BE SERVED BY 8" GRAVITY LINE EXTENSIONS FROM EXISTING OR PROPOSED MANHOLES WITHIN BRANFORD PLACE, TOLLGATE BOULEVARD, THE NEW PUBLIC LOOP ROAD PREVIOUSLY REFERENCED OR PHASE ONE OF THE TOLLGATE TOWN CENTER. ALL WASTEWATER FLOWS FROM PROPOSED PHASE 2 OF THE TOLLGATE TOWN CENTER WILL BE CONVEYED VIA PROPOSED EXISTING 8" GRAVITY LINES TO THE COMMERCIAL AREA PUMP STATION LOCATED AT THE NORTHEAST CORNER OF THE TOLLGATE DEVELOPMENT ADJACENT TO THE WEST HARPETH RIVER AND HIGHWAY #31.

3. TECHNICAL STUDIES ADDRESSING ENDANGERED SPECIES, NATURAL AND CULTURAL RESOURCES, AND GEOTECHNICAL CONSIDERATIONS WILL BE PROVIDED AS APPLICABLE PENDING EVALUATION OF THE SITE PLAN BY THOMPSON'S STATION.
 4. THIS PORTION OF THE PROJECT IS PROPOSED TO BE DEVELOPED AS A SINGLE PHASE.

Parking Occupancy Rates

Uses	M-F		M-F		Sat.		Sun.		Peak Hour
	8am-5pm	6pm-12am	6pm-12am	12am-6am	8am-5pm	6pm-12am	12am-6am		
Residential	60%	100%	100%	100%	80%	100%	100%	219	
Lodging	70%	100%	100%	100%	70%	100%	100%		
Office	100%	20%	5%	5%	5%	5%	5%	19	
Retail	90%	80%	5%	100%	70%	5%	5%	21	
Restaurant	70%	100%	100%	70%	100%	100%			
Theater	40%	80%	10%	80%	100%	10%			
Entertainment	40%	100%	10%	80%	100%	50%			
Institutional	100%	20%	5%	10%	10%	5%			
Religious	20%	20%	5%	100%	50%	5%			
	169.3	239.6	221	197.15	234.65	221		259	
								239.6	
								19	

SHARED PARKING CALCULATIONS



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 Nashville, TN
 Murfreesboro, TN
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 615-548-6050
 ragan-smith.com

FOR PLANNING COMMISSION REVIEW ONLY

TOWN CENTER SITE PLANS
 PHASE 2
Regent
 DEVELOPMENT
 THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE

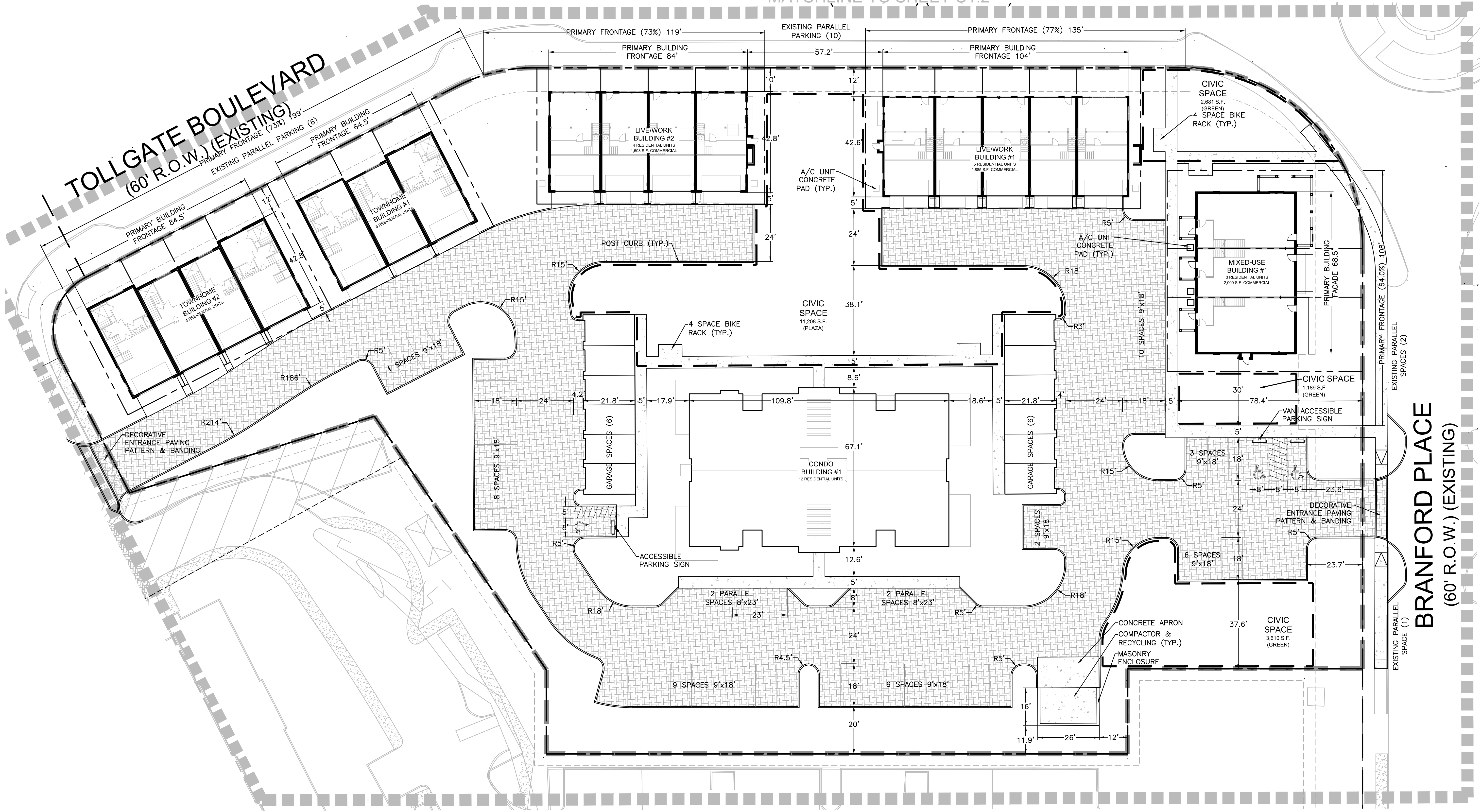


JOB NO.	WK. ORDER	DESIGNED:	DRAWN:	SCALE:	DATE:	DESCRIPTION:
10081	1172	TPG	TPG	1"=50'	JUNE 15, 2018	OVERALL LAYOUT PLAN

C1.0

DATE PLOTTED: 07/11/2018 10:08:00 AM. PLOTTER: HP DesignJet T1100. PLOT SCALE: 1"=50'. PLOT SHEET: C1.0. PLOT STATUS: SUCCESS. PLOT BY: J. W. SMITH. LAST UPDATED BY: J. W. SMITH. DATE: 07/11/2018 10:08:00 AM.

MATCHLINE TO SHEET C1.2



TOLLGATE BOULEVARD
(60' R.O.W.) (EXISTING)

BRANFORD PLACE
(60' R.O.W.) (EXISTING)

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TOWN CENTER SITE PLANS
PHASE 2



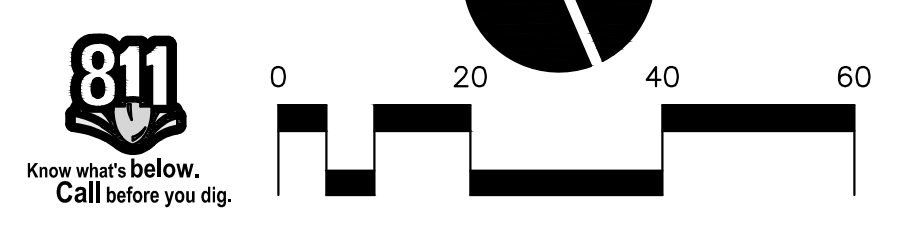
THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE



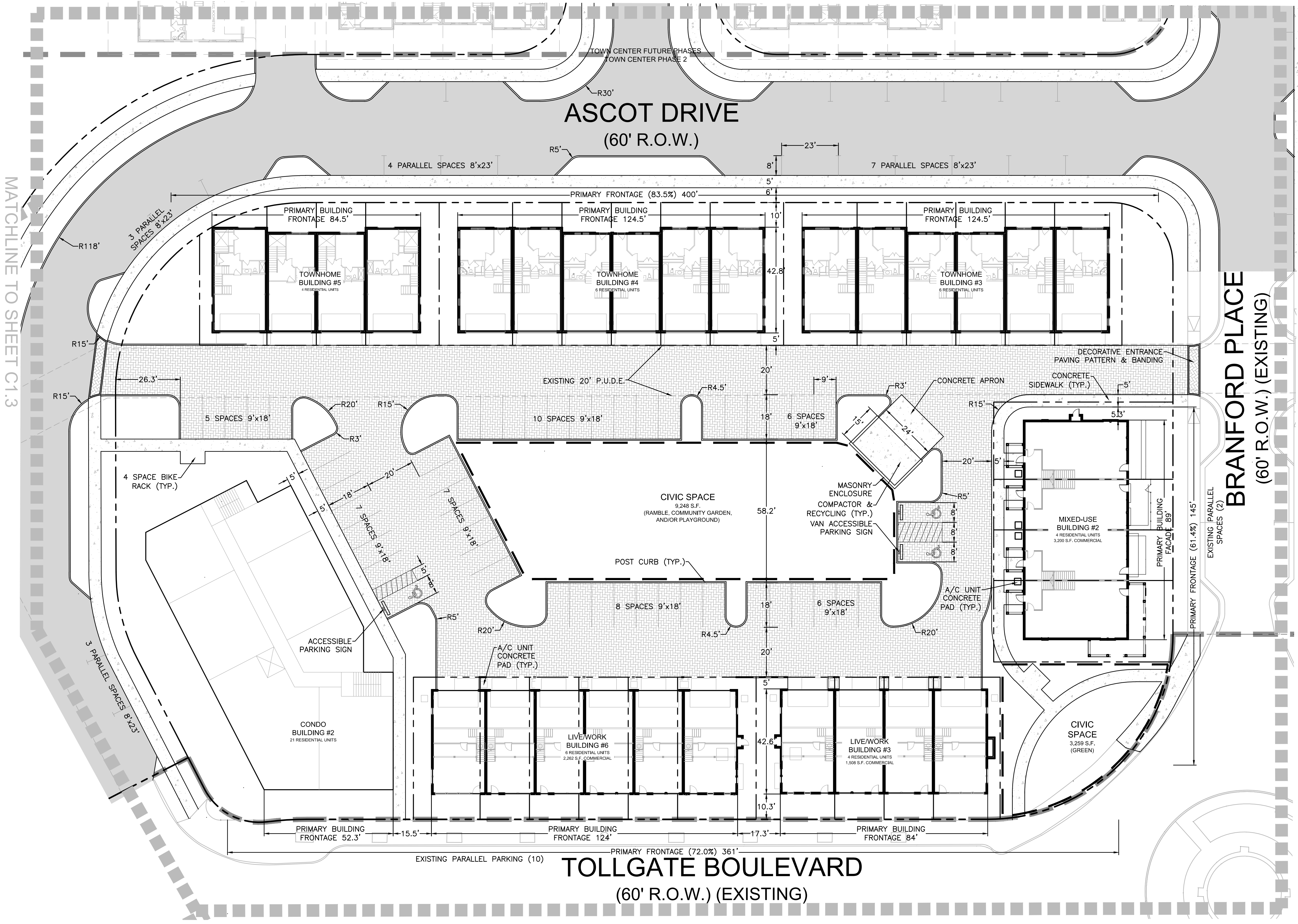
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10081	1172	TPG	TPG	1"=20'	JUNE 15, 2018			

ENLARGED
LAYOUT PLAN

C1.1



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 ragan@smith.com

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TOWN CENTER SITE PLANS
 PHASE 2

TOLLGATE Village
 THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE

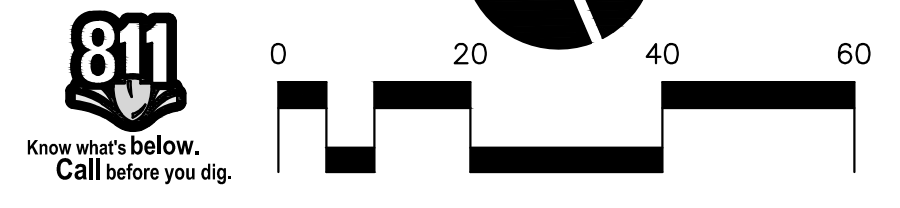
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1174	1"=20'		

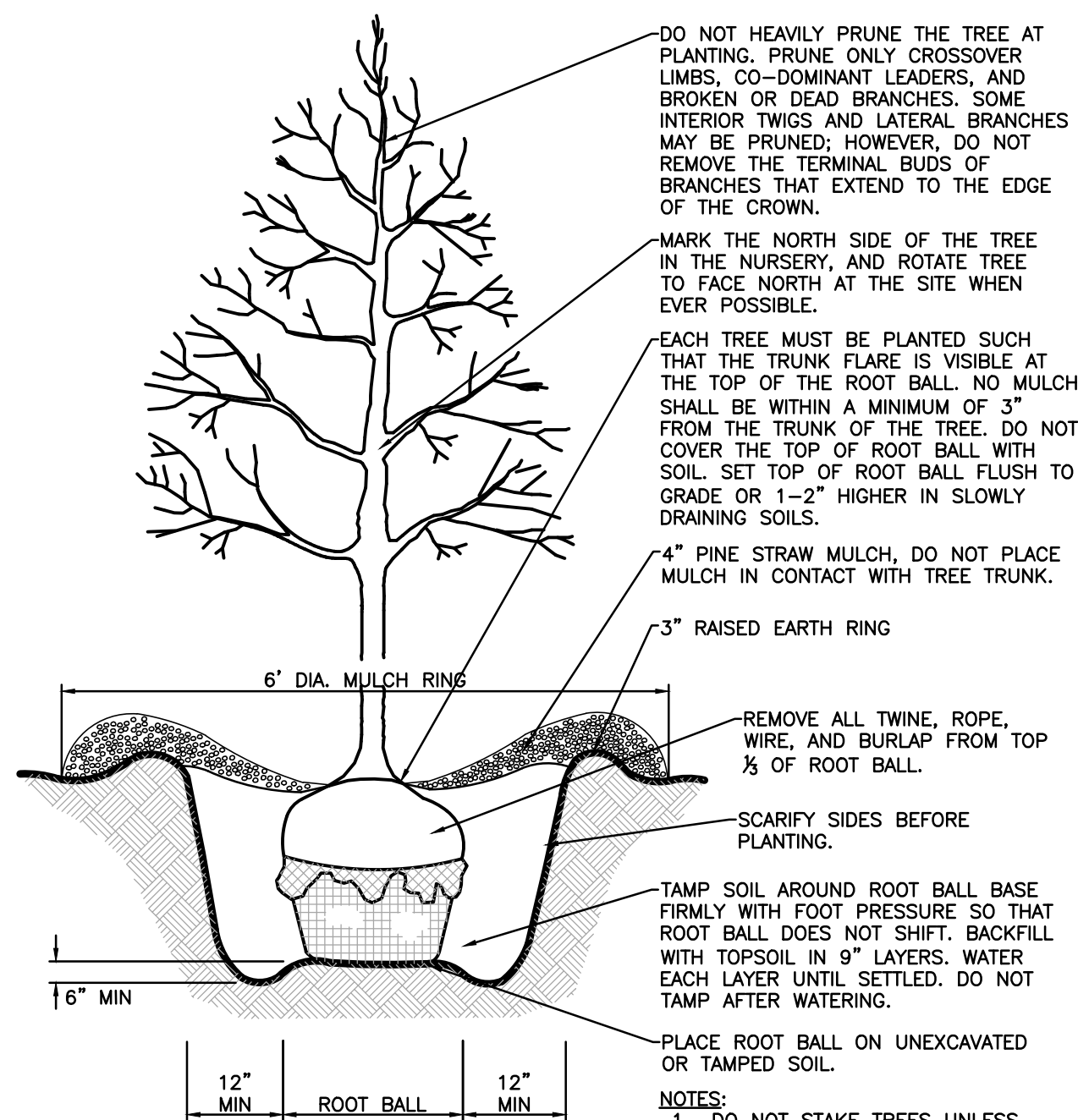
JOB NO. 10081
 DESIGNED: TPG
 DRAWN: TPG
 SCALE: 1"=20'
 DATE: JUNE 15, 2018

ENLARGED LAYOUT PLAN

C1.2

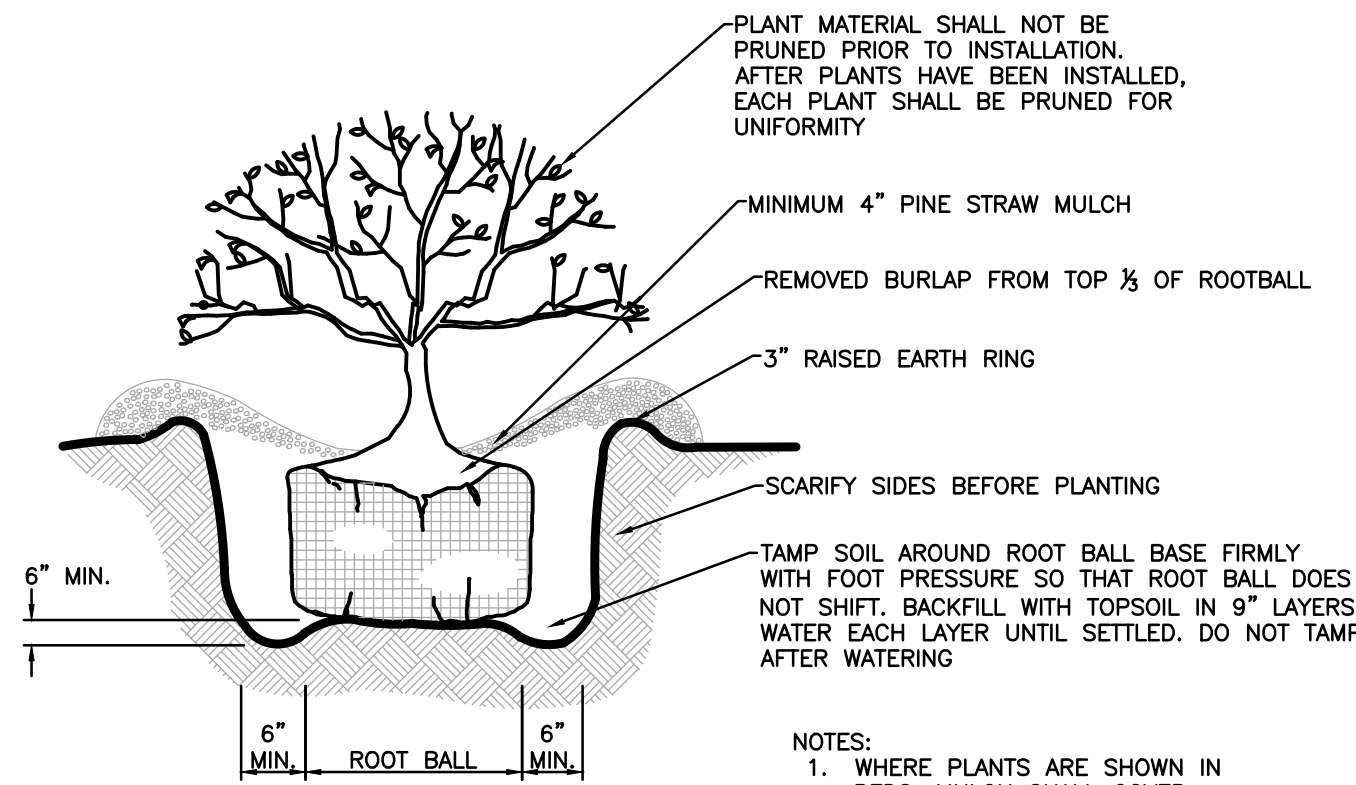
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 PLOTTED BY: WATKINSON 6/15/2018 9:41 AM
 LAST UPDATED BY: WATKINSON 6/15/2018 9:41 AM





TREE PLANTING
NOT TO SCALE

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



SHRUB PLANTING
NOT TO SCALE

- NOTES:
- WHERE PLANTS ARE SHOWN IN BEDS, MULCH SHALL COVER ENTIRE BED AS DENOTED ON THE PLANS.
 - CONTAINER GROWN PLANT MATERIAL MAY BE SUBSTITUTED FOR BURLAP MATERIAL.

TREES	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
AB	ACER SACCHARUM 'BALSTA' TM / FALL FIESTA SUGAR MAPLE	DECIDUOUS	3" CAL.		AS SHOWN	B&B; 7" CLEAR TRUNK; SINGLE, EVENLY BRANCHED; FULL SYMMETRICAL CROWN
AM	ACER SACCHARUM 'GREEN MOUNTAIN' TM / GREEN MOUNTAIN SUGAR MAPLE	DECIDUOUS	3" CAL.		AS SHOWN	B&B; 7" CLEAR TRUNK; SINGLE, EVENLY BRANCHED; FULL SYMMETRICAL CROWN
CN	CARPINUS CAROLINIANA 'NATIVE FLAME' TM / NATIVE FLAME HORNBEE	DECIDUOUS	3" CAL.		AS SHOWN	B&B; 7" CLEAR TRUNK; SINGLE, STRAIGHT CENTRAL LEADER; EVENLY BRANCHED; FULL SYMMETRICAL CROWN
CF	CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD	DECIDUOUS	3" CAL.		AS SHOWN	B&B; 7" CLEAR TRUNK; SINGLE TRUNK; EVENLY BRANCHED; FULL SYMMETRICAL CROWN
GA	GINKGO BILOBA 'AUTUMN GOLD' TM / MAIDENHAIR TREE	DECIDUOUS	3" CAL.		AS SHOWN	B&B; 7" CLEAR TRUNK; SINGLE, STRAIGHT CENTRAL LEADER; EVENLY BRANCHED; FULL SYMMETRICAL CROWN
JB2	JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE COLUMNAR CEDAR	EVERGREEN	-----	6-8' HT	AS SHOWN	FULL TO GROUND; STRAIGHT CENTRAL LEADER; EVENLY BRANCHED; FULL SYMMETRICAL CROWN
JT	JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR EASTERN REDCEDAR	EVERGREEN	-----	6-8' HT	AS SHOWN	FULL TO GROUND; STRAIGHT CENTRAL LEADER; EVENLY BRANCHED; FULL SYMMETRICAL CROWN
LS	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' / COLUMNAR SWEET GUM	DECIDUOUS	3" CAL.		AS SHOWN	B&B; 7" CLEAR TRUNK; SINGLE, STRAIGHT CENTRAL LEADER; EVENLY BRANCHED; FULL SYMMETRICAL CROWN
QH	QUERCUS PHELLOS 'HIGHTOWER' / WILLOW OAK	DECIDUOUS	3" CAL.		AS SHOWN	B&B; 7" CLEAR TRUNK; SINGLE, STRAIGHT CENTRAL LEADER; EVENLY BRANCHED; FULL SYMMETRICAL CROWN
QW	QUERCUS PHELLOS 'WYNSTAR' / WILLOW OAK	DECIDUOUS	3" CAL.		AS SHOWN	B&B; 7" CLEAR TRUNK; SINGLE, STRAIGHT CENTRAL LEADER; EVENLY BRANCHED; FULL SYMMETRICAL CROWN
TA	TAXODIUM DISTICHUM 'AUTUMN GOLD' / AUTUMN GOLD BALD CYPRESS	DECIDUOUS	3" CAL.		AS SHOWN	B&B; 7" CLEAR TRUNK; SINGLE, STRAIGHT CENTRAL LEADER; EVENLY BRANCHED; FULL SYMMETRICAL CROWN
UE	ULMUS PARVIFOLIA 'EMER II' / 'EMER II' ALLEE ELM	DECIDUOUS	3" CAL.		AS SHOWN	B&B; 7" CLEAR TRUNK; SINGLE, EVENLY BRANCHED; FULL SYMMETRICAL CROWN
ZG	ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA	DECIDUOUS	3" CAL.		AS SHOWN	B&B; 7" CLEAR TRUNK; SINGLE, EVENLY BRANCHED; FULL SYMMETRICAL CROWN
SHRUBS	BOTANICAL NAME / COMMON NAME	TYPE	HEIGHT	SPREAD	SPACING	REMARKS
AC	ABELIA X GRANDIFLORA 'CANYON CREEK' / GLOSSY ABELIA	SEMI-EVERGREEN	18" MIN.	-----	48" O.C.	FULL CONTAINERS
HR	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS' / RUBY SLIPPERS HYDRANGEA	DECIDUOUS	18" MIN.	-----	AS SHOWN	FULL CONTAINERS
ID	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY	EVERGREEN	18" MIN.	-----	48" O.C.	FULL CONTAINERS
PO	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKEN'S LAUREL	EVERGREEN	18" MIN.	-----	48" O.C.	FULL CONTAINERS
TD	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	EVERGREEN	18" MIN.	-----	48" O.C.	FULL CONTAINERS
TH	TAXUS X MEDIA 'HICKSI' / HICKS YEW	EVERGREEN	18" MIN.	-----	48" O.C.	FULL CONTAINERS
VP	VIBURNUM X PRAGENSE / PRAGUE VIBURNUM	EVERGREEN	18" MIN.	-----	48" O.C.	FULL CONTAINERS

NOTE: SEED ALL DISTURBED AREAS NOT OTHERWISE PLANTED.

PLANTING NOTES:

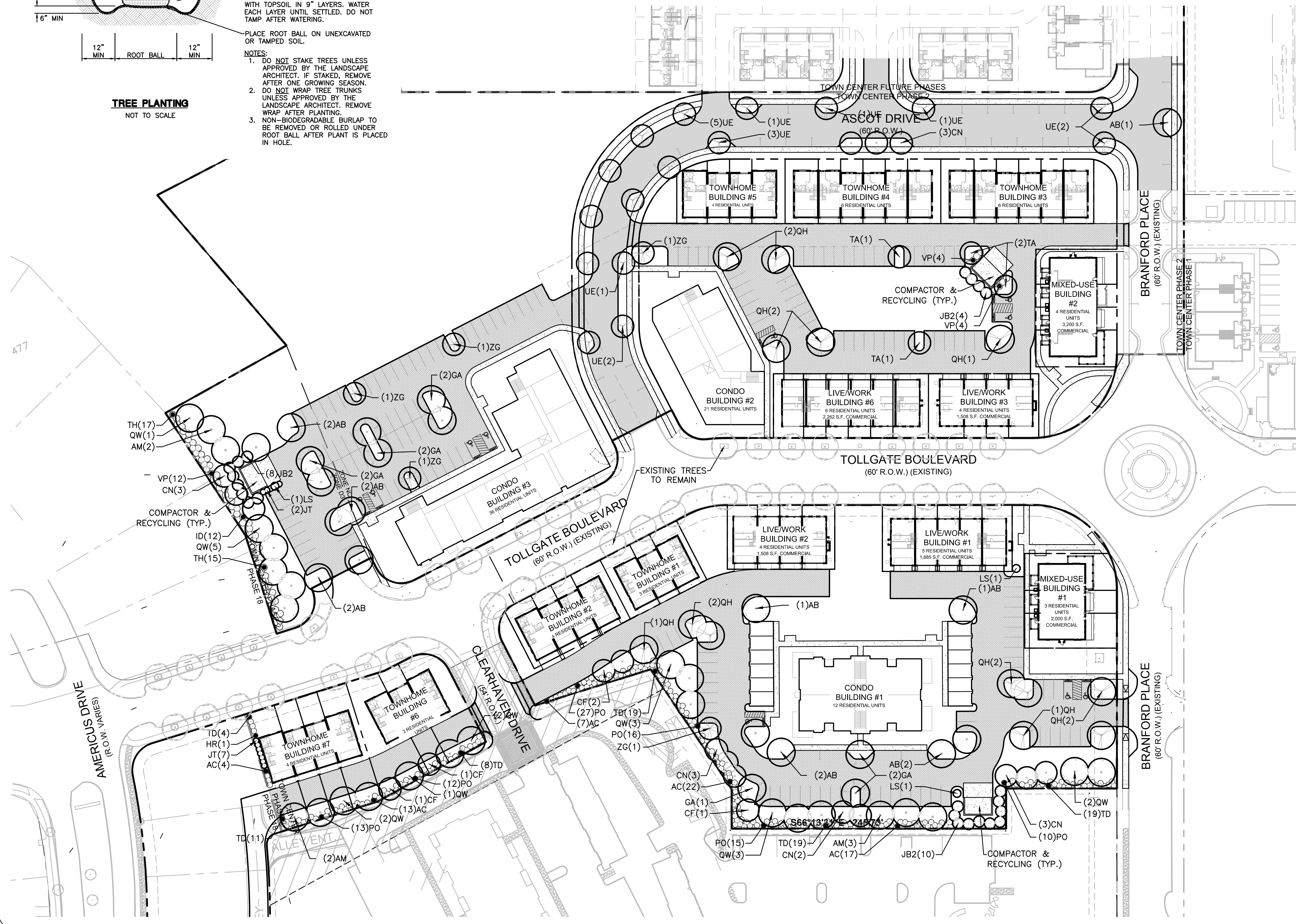
- ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS MISARRANGED WILL BE RELOCATED.
- SOIL USED IN BACKFILLING PLANTING PITS SHALL BE TOPSOIL AND MIXED WITH 25% PEAT BY VOLUME. EXCEPT FOR ERICACEOUS PLANTS, VERY ACID OR SOUR SOIL (SOIL HAVING A 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 (TRIFLURAL 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 TRIMMED (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. Z60.1 AMERICAN STANDARD FOR NURSERY STOCK (CURRENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC.
- TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS: MATCHED BY BRANCHING HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE.
- 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 WARRANT ALL MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.

IRRIGATION NOTES:

- ALL PROPOSED PLANTED AREAS ARE TO BE IRRIGATED UTILIZING FULL COVERAGE DESIGN.
- SUBMIT PROPOSED IRRIGATION PLAN TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR GENERAL REVIEW AND ACCEPTANCE.
- PROPOSED IRRIGATION SYSTEM SHOULD UTILIZE ANY RECLAIMED/REUSED/GRAY WATER PUBLIC SYSTEMS IF ACCESSIBLE.
- SHOULD RECLAIMED/REUSED/GRAY WATER NOT BE AVAILABLE, BELOW GRADE CISTERNS OR ON-SITE RETENTION PONDS SHOULD BE CONSIDERED FOR AN IRRIGATION WATER SOURCE. USE OF PUBLIC POTABLE WATER SOURCE SHOULD BE A LAST RESORT AND CASE RESORT AS A TEMPORARY IRRIGATION SYSTEM UTILIZED TO ESTABLISHED PROPOSED PLANT MATERIAL THROUGH ITS FIRST TWO YEARS OF GROWTH.
- PROPOSED IRRIGATION DESIGN SHOULD UTILIZE WATER EFFICIENT DESIGN TECHNIQUES SUCH AS THE USE OF DRIP IRRIGATION, MOISTURE SENSORS AND RAIN SENSORS TO MAXIMIZE WATER EFFICIENCY.
- IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING AN IRRIGATION SYSTEM THAT FUNCTIONS PROPERLY PER THE INTENT OF THE DESIGN. SHOULD THE IRRIGATION CONTRACTOR SEE A FLAW IN THE PROPOSED DESIGN AND/OR FINDS A PROBLEM IN THE FIELD THAT WILL NEGATIVELY AFFECT THE PERFORMANCE OF THE PROPOSED IRRIGATION SYSTEM, THE SAID CONTRACTOR IS RESPONSIBLE FOR INFORMING THE LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE PRIOR TO INSTALLING OR ORDERING MATERIAL FOR THE PROPOSED IRRIGATION SYSTEM.
- IRRIGATION PLANS TO BE SUBMITTED TO BRAD BARBEE AS PART OF THE SUBMITTAL, PRIOR TO ISSUANCE OF PERMITS.

SEEDING NOTES:

- SEED ALL DISTURBED AREAS WITH TURF-TYPE TALL FESCUE. THE SEED SHALL BE A BLEND OF 3-5 VARIETIES (ADDRESSING BOTH COLD HARDINESS AND DROUGHT TOLERANCE) FROM THE TOP 10% SELECTIONS IN THE NATIONAL TURFGRASS EVALUATION PROGRAM (N.T.E.P.) TALL FESCUE TRIALS, MOST RECENT EVALUATION YEAR (WWW.NTEP.ORG). THE SEED SHALL BE CROP AND WEED FREE. SEED 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 SEEDBEDS. 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 SEEDBED 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 SEEDBEDS 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.



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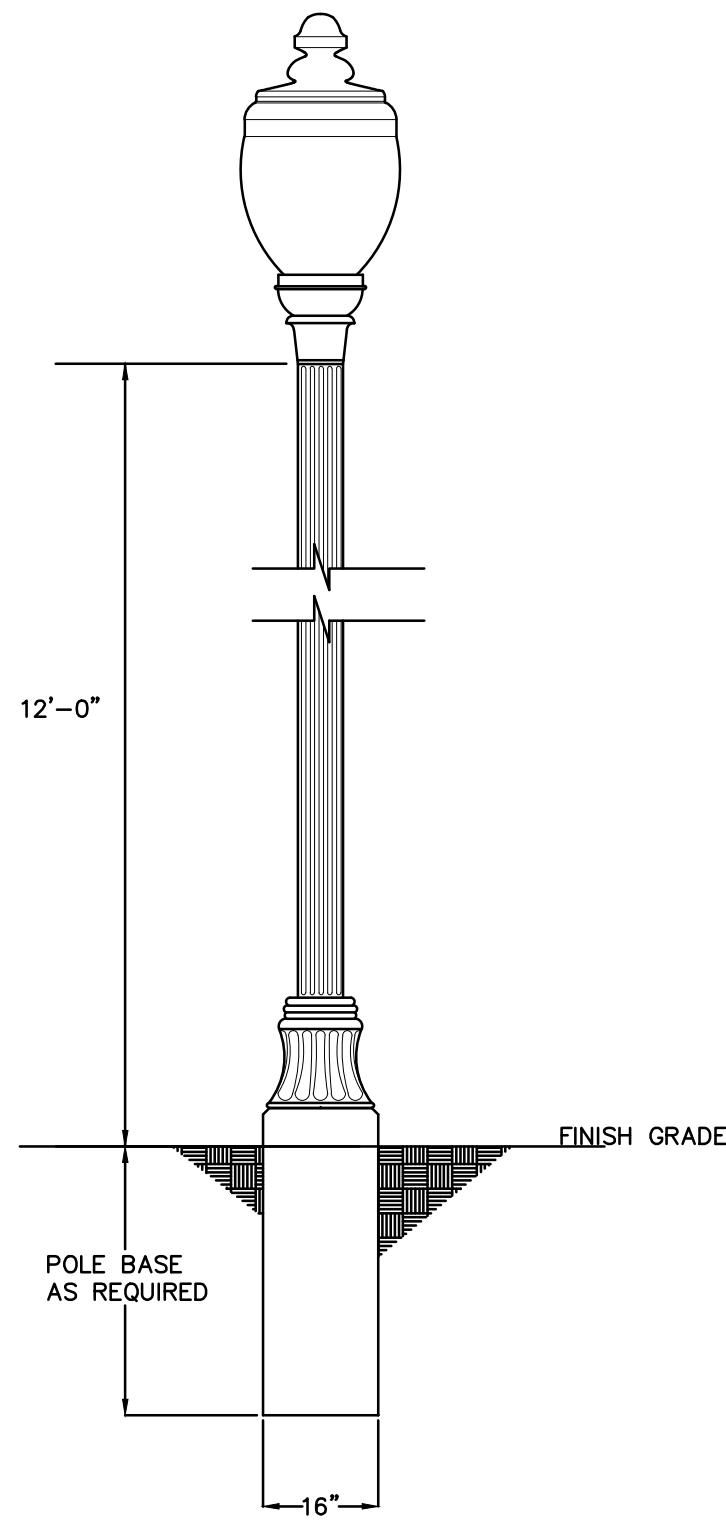
TOWN CENTER SITE PLANS
PHASE 2
Regent
INSTALLMENT
THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE

TOLLGATE
Village

OVERALL
LANDSCAPE PLAN
L1.0

JOB NO.	10081	DESIGNED BY	J. BROUGHTON	DRAWN BY	J. BROUGHTON	SCALE	1"=50'	DATE	JUNE 15, 2018	DESCRIPTION
WK. ORDER	1172									

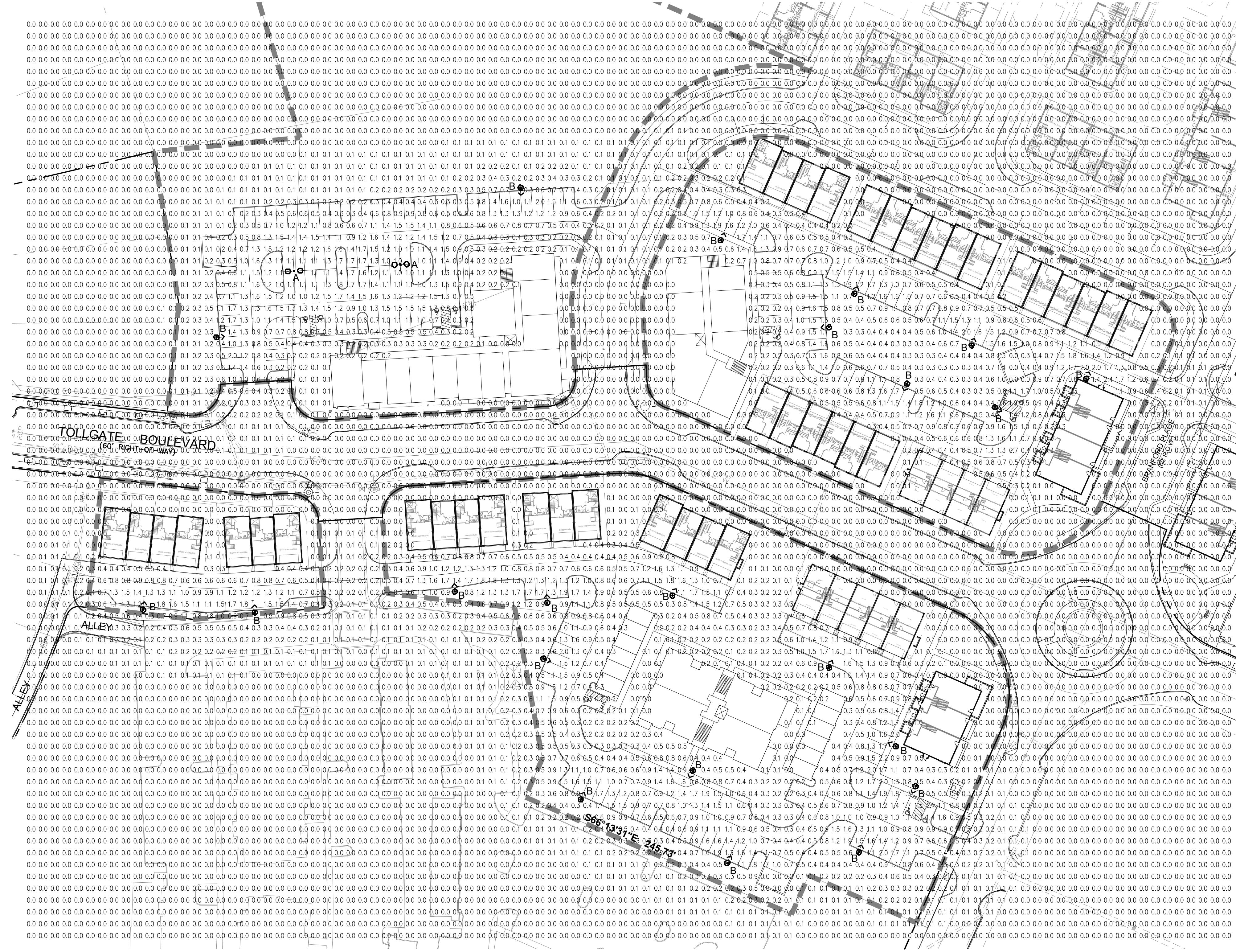
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REVISIONS BY DATE: 10/18/18 BY JAM
LAST UPDATED BY: JAM 10/18/18



POLE BASE/PARKING LOT LIGHT FIXTURE DETAIL
NO SCALE



FIXTURE "A" & "B" DETAIL
NO SCALE



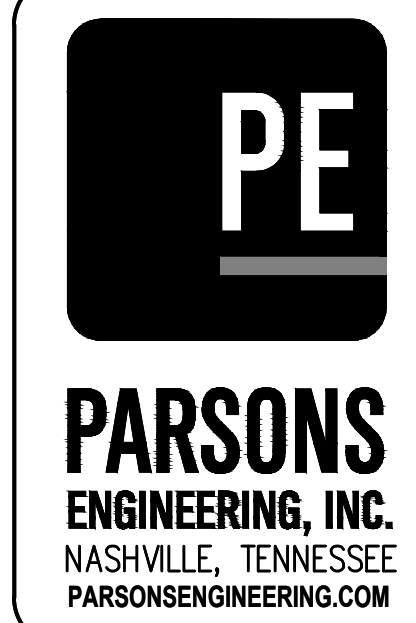
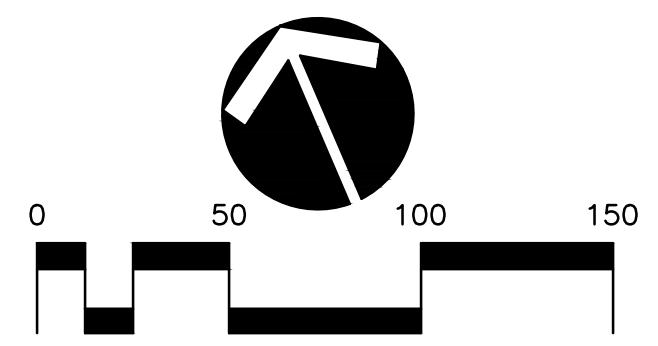
SITE PHOTOMETRIC PLAN
SCALE: 1"=50'-0"

SITE PHOTOMETRIC NOTES

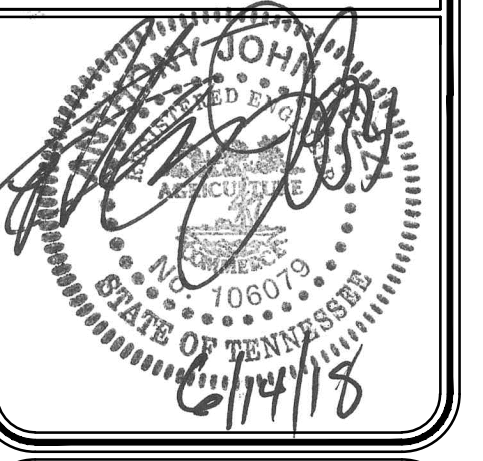
1. CALCULATIONS SHOWN REPRESENT MAINTAINED LIGHTING LEVELS IN FOOTCANDLES AT GRADE WITH A TOTAL LIGHT LOSS FACTOR OF 0.91. CALCULATIONS DO NOT INCLUDE CONTRIBUTIONS FROM OTHER LIGHT SOURCES.
2. CIVIL BASE PLAN AS PROVIDED TO PARSONS ENGINEERING, INC. SHOWED NO OVERHEAD UTILITIES. THE CIVIL ENGINEER SHALL VERIFY THAT THERE ARE NO CONFLICTS WITH EXISTING OR PROPOSED UTILITY LINES OR EASEMENTS.
3. THESE CALCULATIONS HAVE BEEN GENERATED FROM MANUFACTURER SUPPLIED PHOTOMETRIC FILES. PARSONS ENGINEERING, INC. HAS MADE A REASONABLE ATTEMPT TO OBTAIN THE MOST CURRENT PHOTOMETRIC REPORT. PARSONS ENGINEERING, INC. IS NOT RESPONSIBLE FOR ERRANT RESULTS DUE TO MANUFACTURERS' QUALITY CONTROL OR DESIGN CHANGES.

Statistics					
Description	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	0.1 fc	2.4 fc	0.0 fc	N/A	N/A
Parking Lot #1	1.0 fc	2.0 fc	0.2 fc	10.0:1	5.0:1
Parking Lot #2	0.8 fc	2.4 fc	0.2 fc	12.0:1	4.0:1
Parking Lot #3	0.9 fc	2.2 fc	0.2 fc	11.0:1	4.5:1
Parking Lot #4	1.0 fc	1.8 fc	0.4 fc	4.5:1	2.5:1

Schedule												
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
○	A	2	Holophane	GVD2 P40 40K AH 5 N	GranVille II LED, LED Package 40, 90W, 4000K, 347-480V, Type 5 distribution, No trim	LED COB	1	GVD2_P40_40K_AH_5_N.ies	9299	0.91	180	14'-0"
⊕	B	22	Holophane	GVD2 P40 40K AH 3 N GVDHS90	GranVille II LED, LED Package 40, 90W, 4000K, 347-480V, Type 3 distribution, No trim, House Side Shield 90 Degree	LED COB	1	GVD2_P40_40K_AH_3_N_GVDHS90.ies	8702	0.91	90	14'-0"



RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga 423-490-9468
Nashville 615-844-6681
Murfreesboro 615-846-6681
regan@rsmith.com

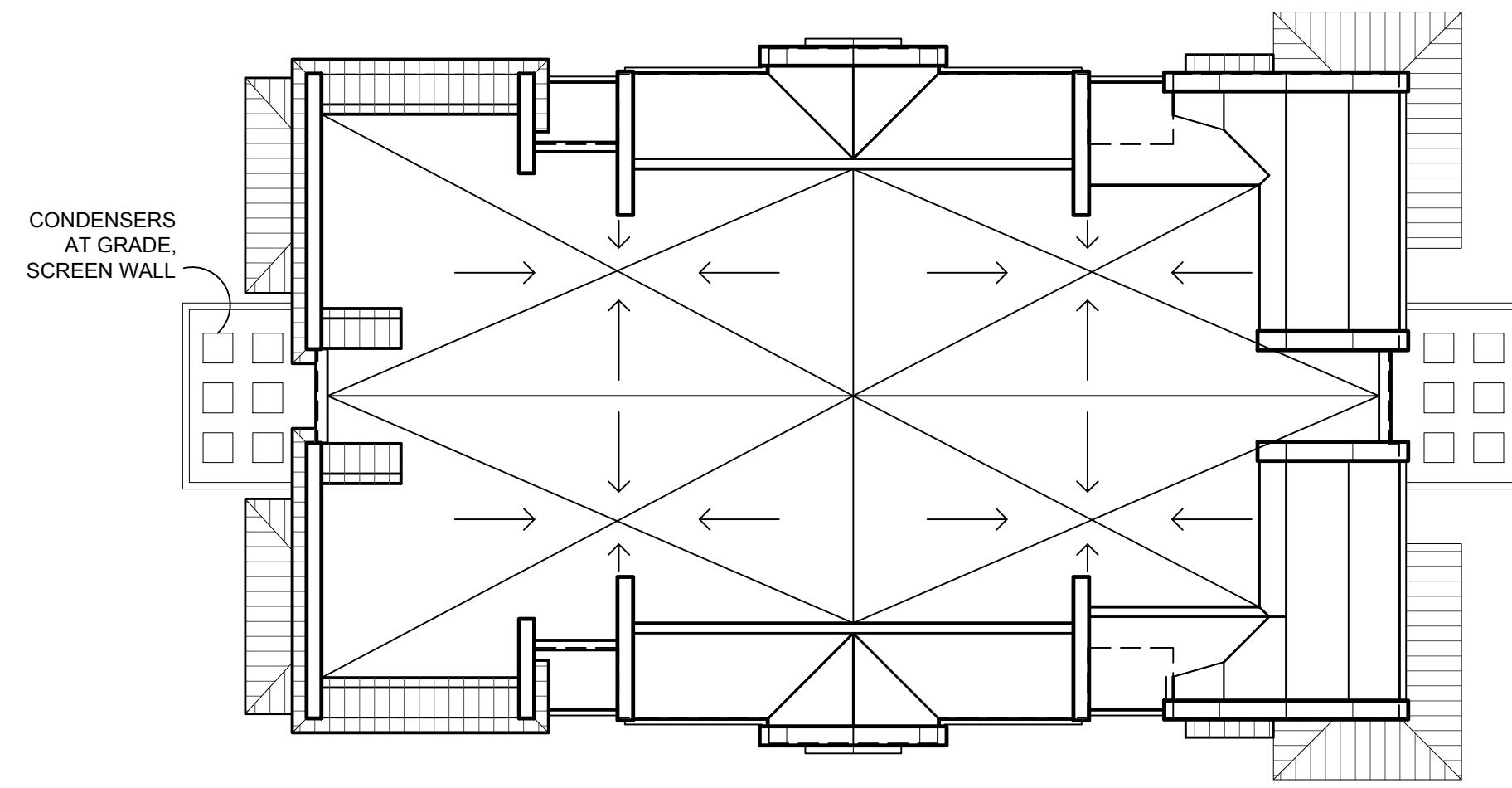


TOWN CENTER SITE PLANS
PHASE 2
Regent
DEVELOPMENT
THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE



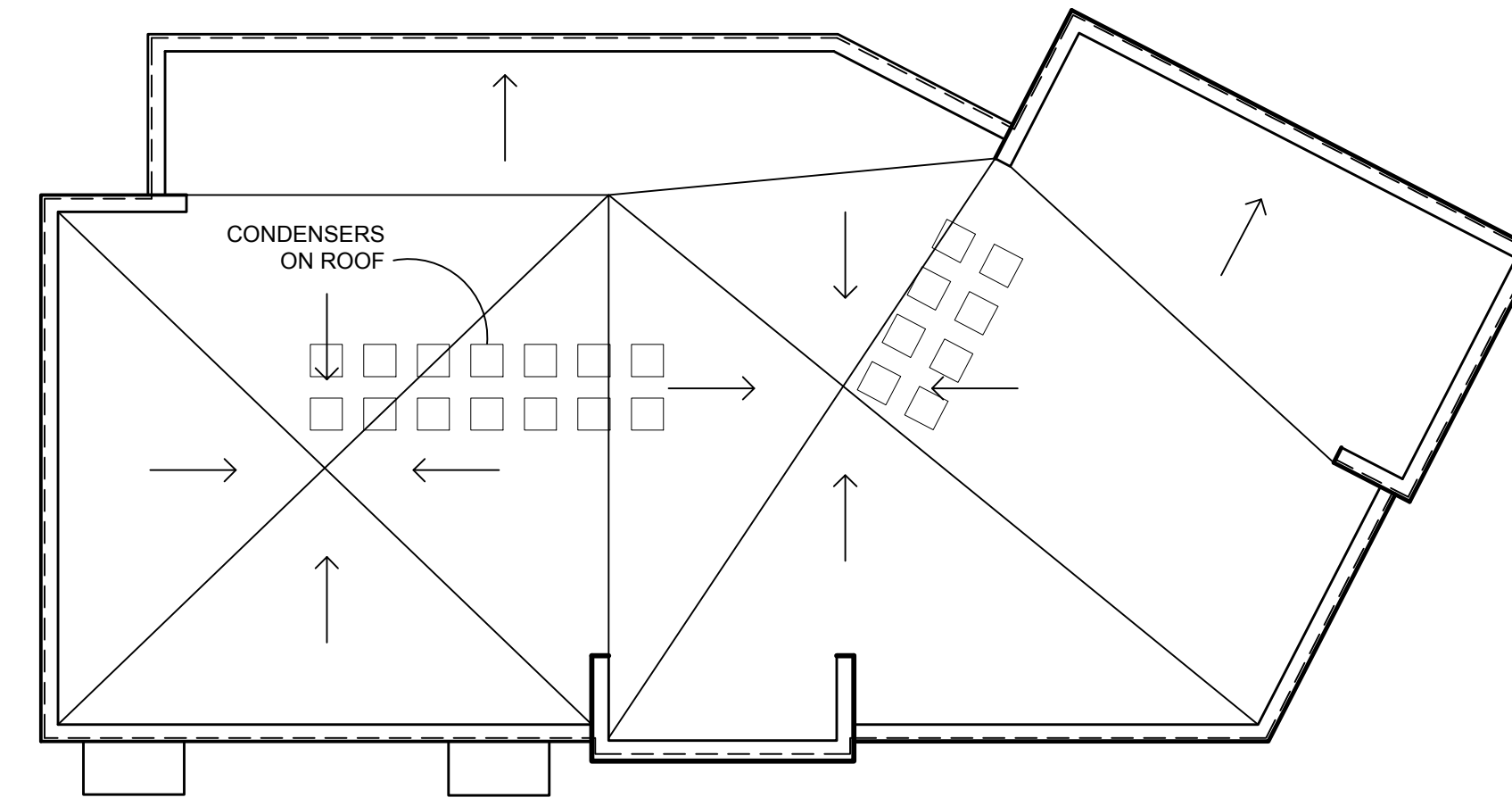
WK. ORDER	DESIGNED	DRAWN	SCALE	DATE	REVISION	DESCRIPTION
1172	SEJ	AJP	1"=50'	JUNE 15, 2018		
10081						

SITE PHOTOMETRIC PLAN
SP1.0



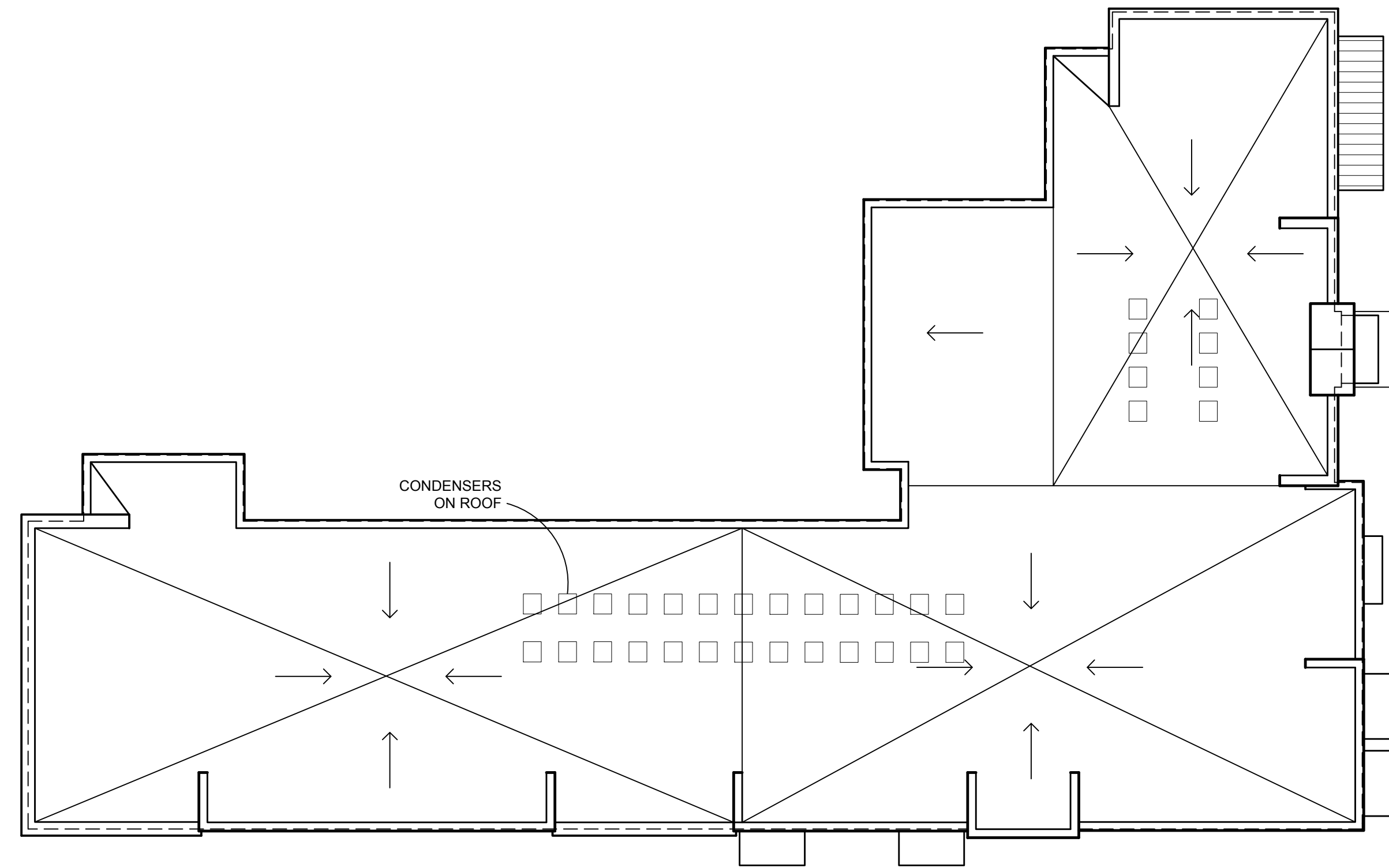
1 Condo 1 - Roof Plan

1/16" = 1'-0"



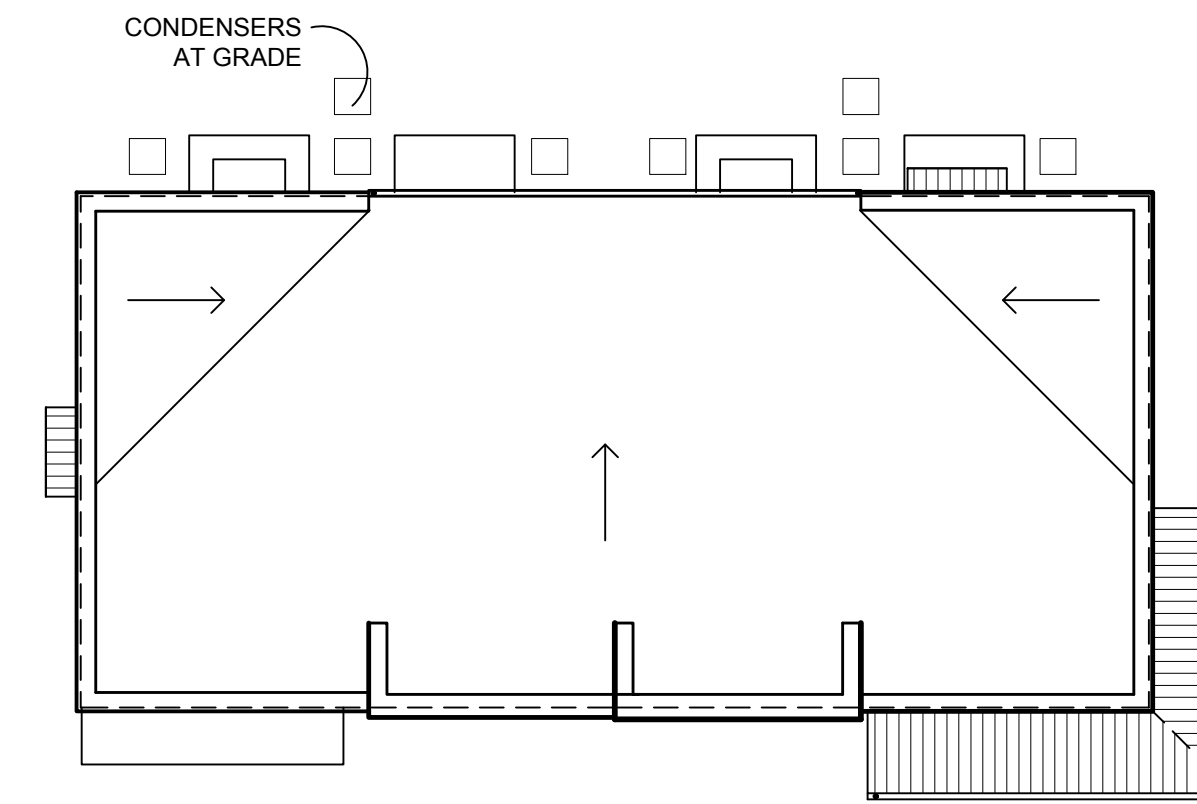
2 Condo 2 - Roof Plan

1/16" = 1'-0"



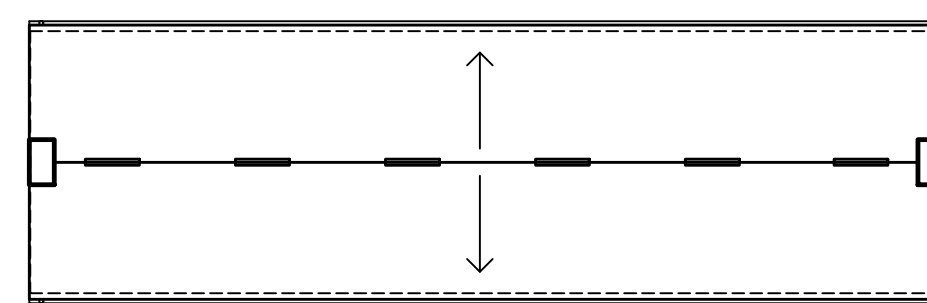
3 Condo 3 - Roof Plan

1/16" = 1'-0"



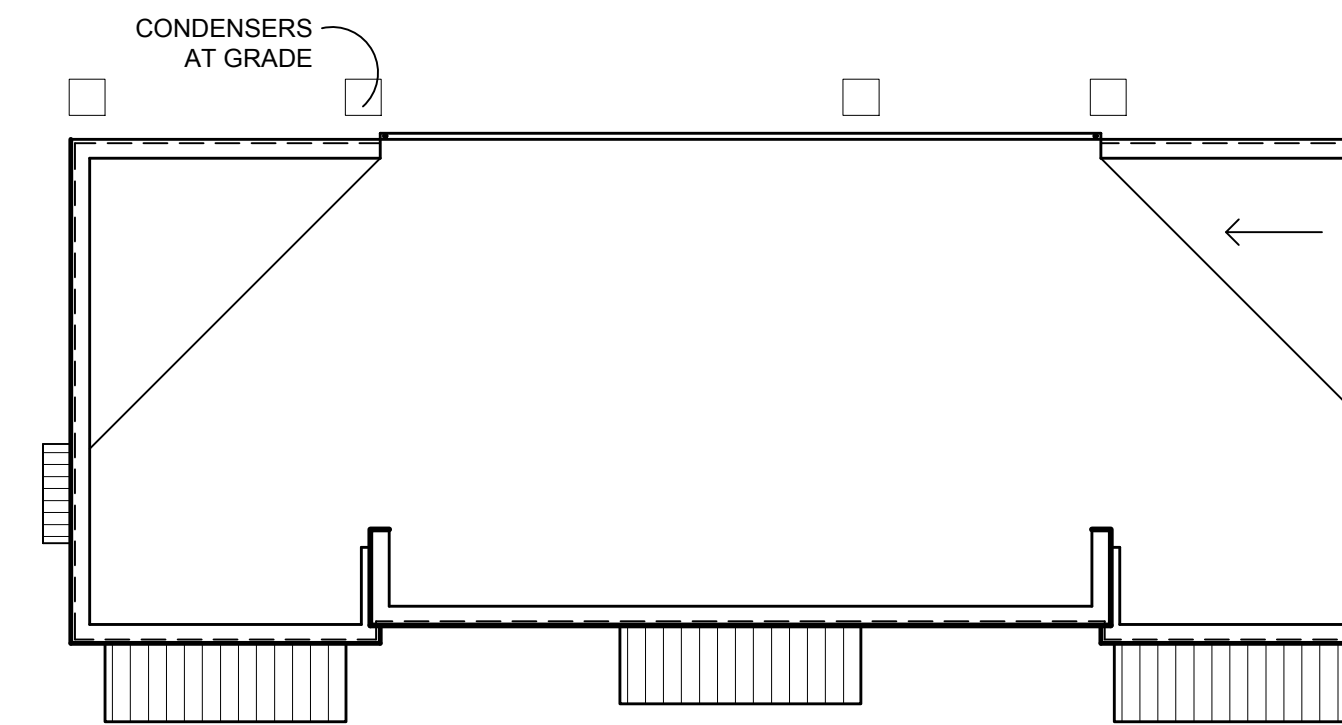
4 Typical Mixed Use - Roof Plan

1/16" = 1'-0"



5 Typical Garage - Roof Plan

1/16" = 1'-0"



6 Typical Live/work & Townhome - Roof Plan

1/16" = 1'-0"



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615/739-5555p
info@smithgeestudio.com

No: Date: Set Type:
1 06/15/2018 Site Plan Submittal

Project Contact: Regent Homes
Phone: 615/333-9000
SGS Contact: Dallas Caudle
SGS Project Number: 18045.00

Project Address:
Tollgate Village
Thompson's Station, TN 37179

TOLLGATE VILLAGE
PHASE II

Notes:

For Planning
Commission
Review Only

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Drawing:

A100



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Drawing:

A300

ELEVATION KEYNOTES

- | | | |
|--|---------------------------------|--|
| 1 BRICK VENEER | 8 BRICK HEADER | 15 WOOD RAILING |
| 2 BRICK ACCENT | 9 BRICK SILL | 16 LIMESTONE OR CAST STONE BASE |
| 3 LIMESTONE OR CAST STONE ACCENT | 10 METAL ROOFING | 17 FABRIC AWNING |
| 4 WOOD OR SYNTHETIC PILASTERS/
COLUMNS | 11 WROUGHT-IRON RAILING | 18 BRICK CORNICE |
| 5 BRICK BASE | 12 FYPON TRIM / CORNICE | 19 METAL AWNING |
| 6 LIMESTONE OR CAST STONE LINTEL
HEADER | 13 LIMESTONE OR CAST STONE BASE | 20 FIBER CEMENT LAP SIDING WITH 3/4 X 6
CORNERBOARD |
| 7 LIMESTONE OR CAST STONE SILL | 14 ASPHALT SHINGLE ROOFING | 21 FIBER CEMENT WINDOW SURROUND |



1 Condo 1 - Street Elevation
 1/8" = 1'-0"



2 Condo 1 - Street Elevation
 1/8" = 1'-0"



ELEVATION KEYNOTES

- | | | |
|--|---------------------------------|--|
| 1 BRICK VENEER | 8 BRICK HEADER | 15 WOOD RAILING |
| 2 BRICK ACCENT | 9 BRICK SILL | 16 LIMESTONE OR CAST STONE BASE |
| 3 LIMESTONE OR CAST STONE ACCENT | 10 METAL ROOFING | 17 FABRIC AWNING |
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**TOLLGATE VILLAGE
PHASE II**

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Drawing:

1 Condo 2 - Street Elevation
1/8" = 1'-0"



2 Condo 2 - Street Elevation
1/8" = 1'-0"

A301



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**TOLLGATE VILLAGE
 PHASE II**

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Drawing:

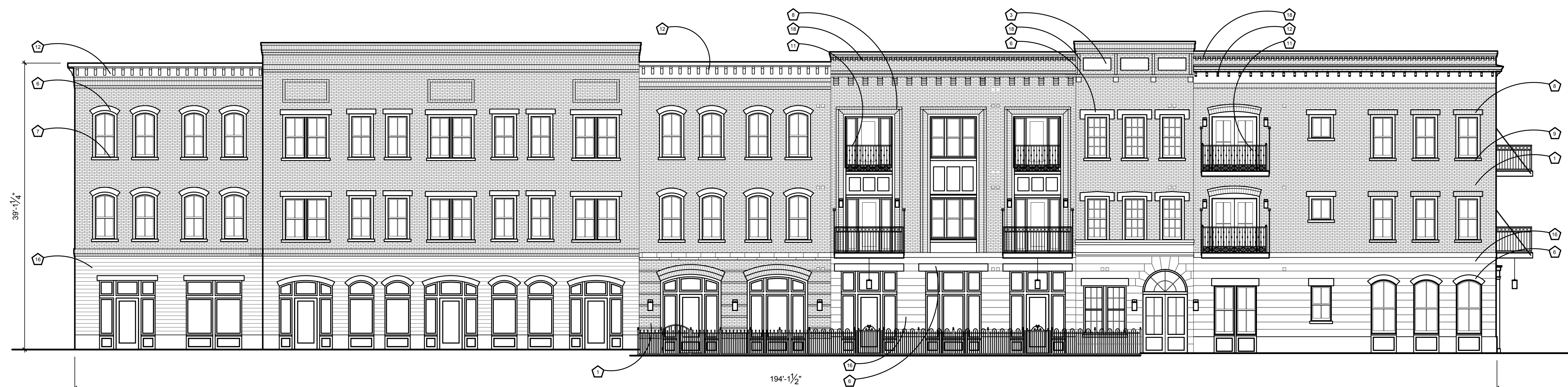
A302

ELEVATION KEYNOTES

- | | | |
|--|---------------------------------|--|
| 1 BRICK VENEER | 8 BRICK HEADER | 15 WOOD RAILING |
| 2 BRICK ACCENT | 9 BRICK SILL | 16 LIMESTONE OR CAST STONE BASE |
| 3 LIMESTONE OR CAST STONE ACCENT | 10 METAL ROOFING | 17 FABRIC AWNING |
| 4 WOOD OR SYNTHETIC PILASTERS/
COLUMNS | 11 WROUGHT-IRON RAILING | 18 BRICK CORNICE |
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1 Condo 3 - Street Elevation
 1/8" = 1'-0"

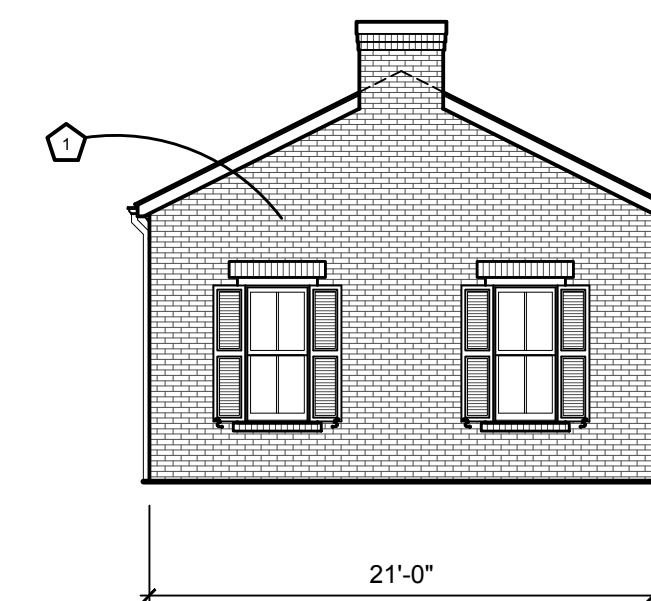
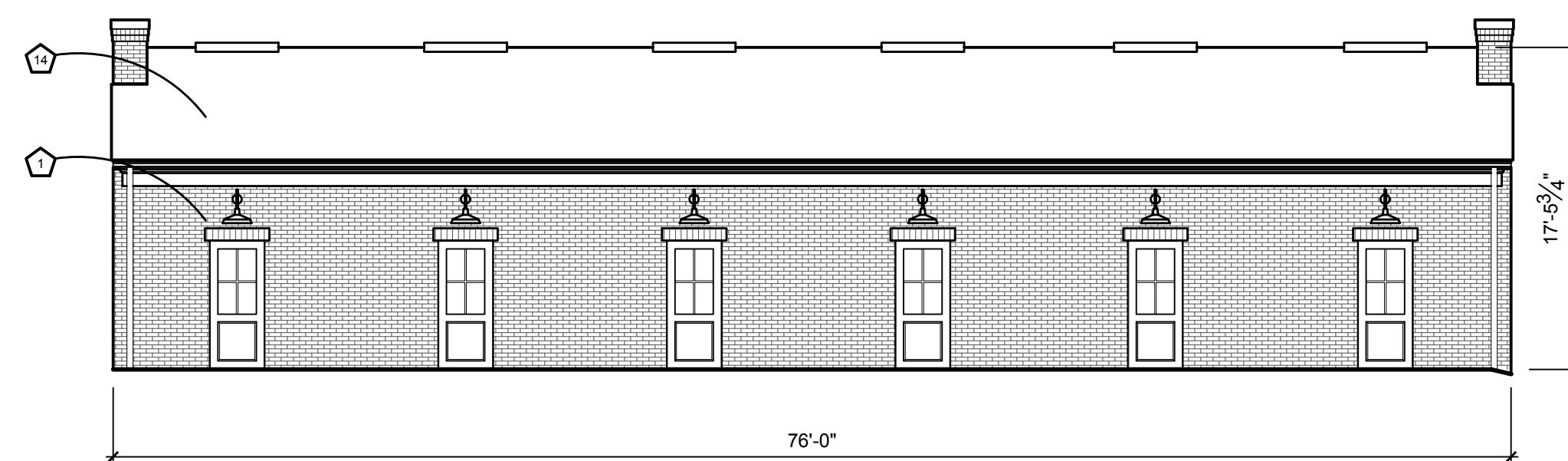
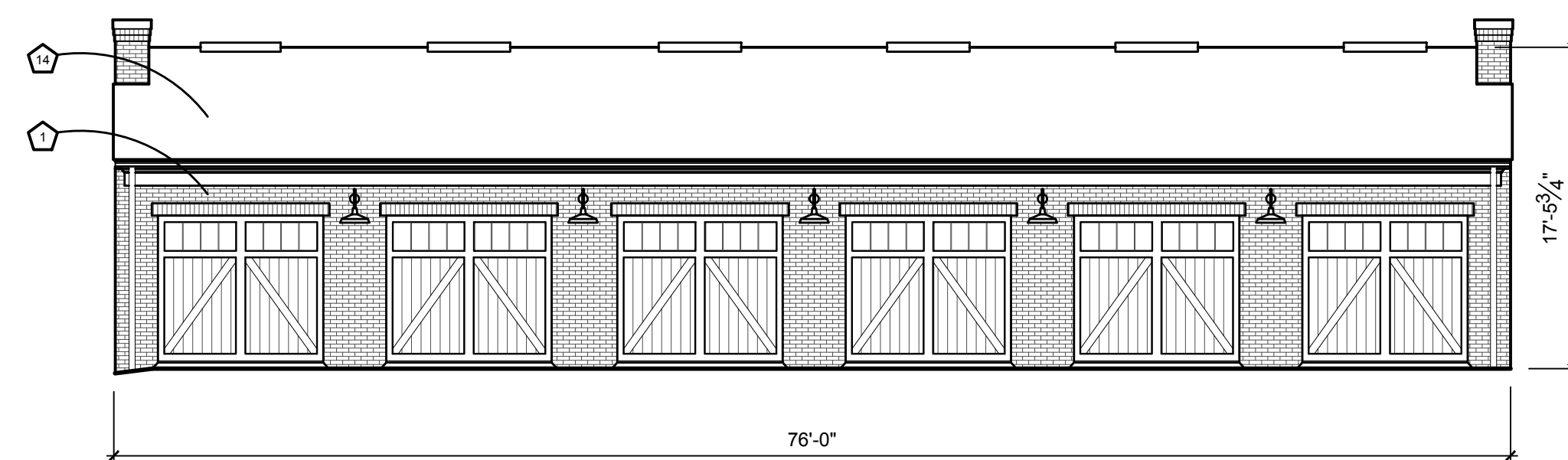


2 Condo 3 - Street Elevation
 1/8" = 1'-0"



ELEVATION KEYNOTES					
1	BRICK VENEER	8	BRICK HEADER	15	WOOD RAILING
2	BRICK ACCENT	9	BRICK SILL	16	LIMESTONE OR CAST STONE BASE
3	LIMESTONE OR CAST STONE ACCENT	10	METAL ROOFING	17	FABRIC AWNING
4	WOOD OR SYNTHETIC PILASTERS/ COLUMNS	11	WROUGHT-IRON RAILING	18	BRICK CORNICE
5	BRICK BASE	12	FYPON TRIM / CORNICE	19	METAL AWNING
6	LIMESTONE OR CAST STONE LINTEL HEADER	13	LIMESTONE OR CAST STONE BASE	20	FIBER CEMENT LAP SIDING WITH 1/4 X 6 CORNERBOARD
7	LIMESTONE OR CAST STONE SILL	14	ASPHALT SHINGLE ROOFING	21	FIBER CEMENT WINDOW SURROUND

1 Typical Live/ Work Street Elevation
1/8" = 1'-0"



2 Typical Garage Elevations
1/8" = 1'-0"



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TOLLGATE VILLAGE
PHASE II

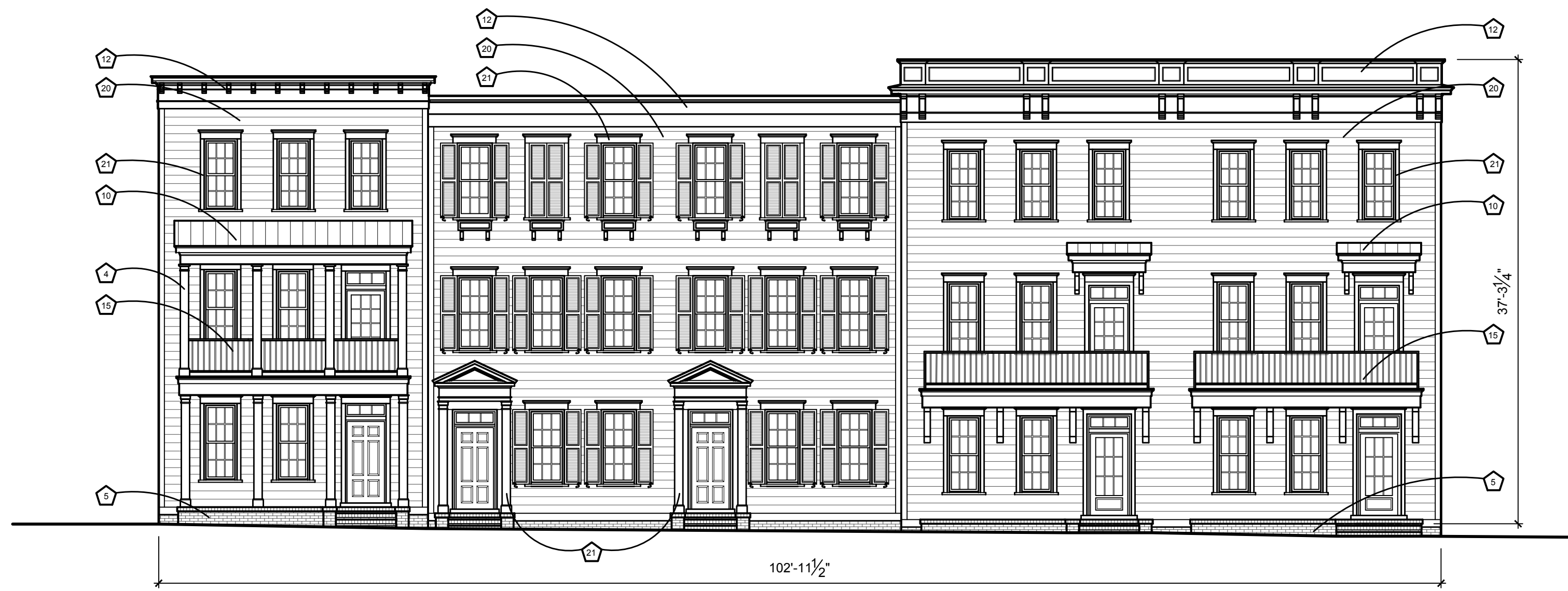
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Drawing:

A303



ELEVATION KEYNOTES

- | | | |
|--|---------------------------------|--|
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| 2 BRICK ACCENT | 9 BRICK SILL | 16 LIMESTONE OR CAST STONE BASE |
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1 Typical Townhouse Street Elevation
1/8" = 1'-0"



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**TOLLGATE VILLAGE
PHASE II**

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Drawing:

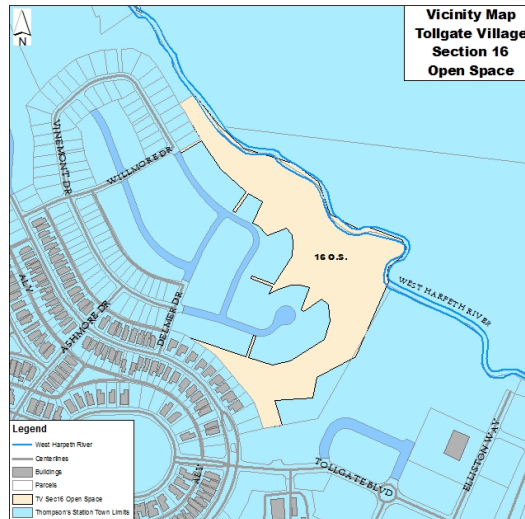
A304

**Thompson's Station Planning Commission
Staff Report - Item 5 (FP 2018-015)
August 28, 2018**

Request for final plat approval of one open space lots within Phase 16 of Tollgate Village.

REQUEST

The applicant, Ragan Smith, on behalf of MBSC TN Homebuilder, LLC is requesting approval of a final plat for one open space lot within phase 16 of Tollgate Village.



ANALYSIS

Final Plat

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).

Open Space

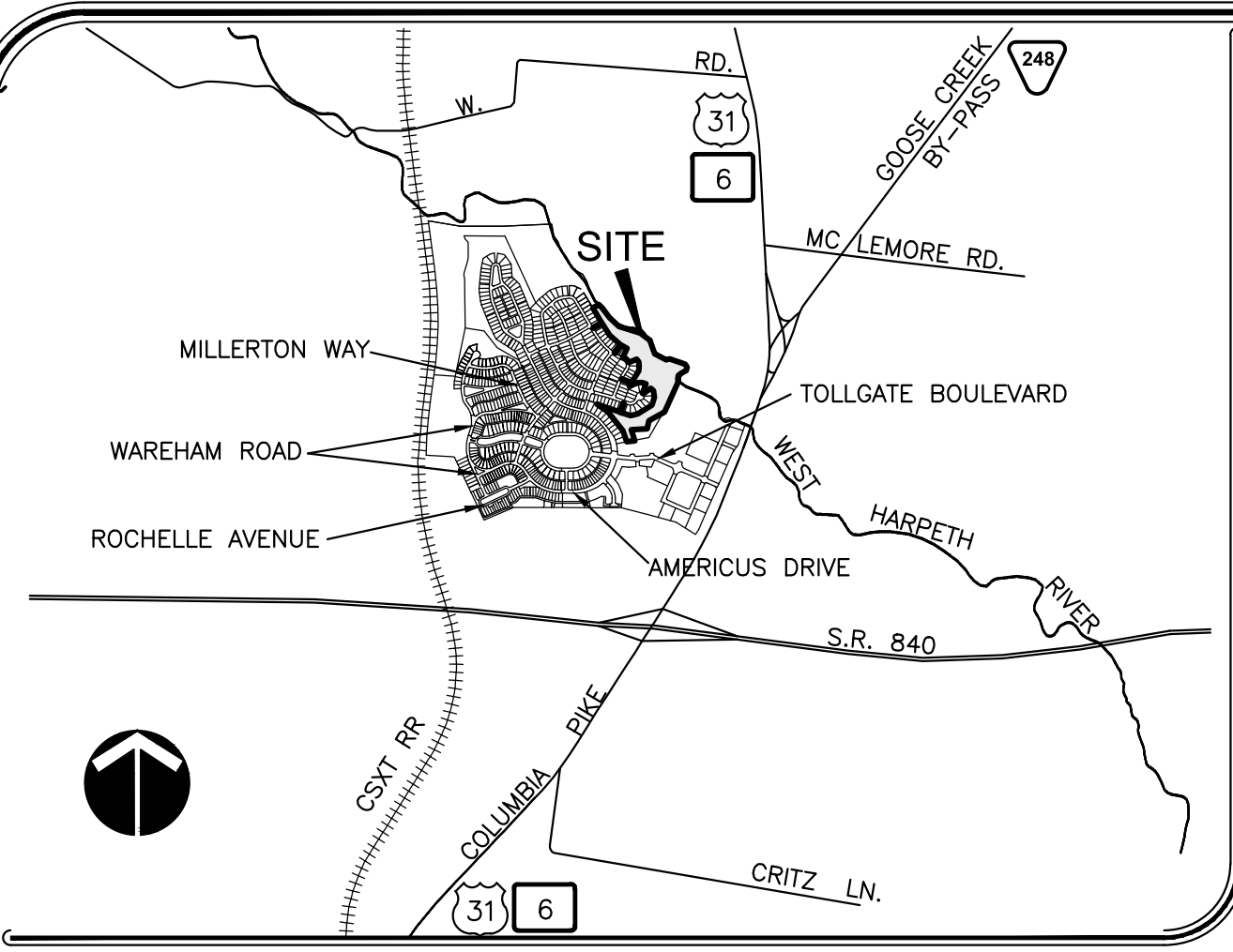
The open space required for the Tollgate Village subdivision is 120 acres and as of this submittal, 82.92 acres are recorded. This plat proposes to plat 20.29 acres for a total of 103.21 acres.

RECOMMENDATION

Staff recommends the Planning Commission approve the final plat for the open space.

ATTACHMENTS

Final Plat



LOCATION MAP
(NOT TO SCALE)

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 1 OPEN SPACE TRACT THAT IS DESIGNATED AS A PUBLIC UTILITY AND DRAINAGE EASEMENT.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED DURING THE COURSE OF THE SURVEY ON THE SITE TO DETERMINE THE POSITION OF TWO CONTROL POINTS FOR ESTABLISHING THE BEARING BASE. THE EQUIPMENT USED: LEICA MODEL GX 1230, DUAL FREQUENCY RECEIVER. THE TYPE OF SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC. CONTROL POINTS FOR BEARING BASE FOR PROJECT AND ROAD LOCATION IMPROVEMENTS.
3. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APURTANCES, 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.
4. 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 MAP NO. 47187C0335F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470424, PANEL NO. 0335, 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 DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES 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.
5. OPEN SPACE AREAS, PUBLIC UTILITY AND DRAINAGE EASEMENTS (INCLUDING DRAINAGE AND DETENTION STRUCTURES), ALLEYS AND ALL LANDSCAPING WITHIN ROADWAY MEDIANS WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
6. ALL OPEN SPACE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT.
7. 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 1:43,995.

BY: *John T. Darnall* DATE: AUGUST 17, 2018
JOHN T. DARNALL, TN RLS #1571

PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL 1 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 132.

DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MBSC TN HOMEBUILDERS, LLC, FROM TGF 2010, LLC OF RECORD IN BOOK 5264, PAGE 242, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO MBSC TN HOMEBUILDERS, LLC FROM MBSC TN HOMEBUILDERS, LLC BY CORRECTIVE QUITCLAIM DEED OF RECORD IN BOOK 6403, PAGE 542, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

LEGEND

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

MAP 118, PARCEL 7.01
OZZAD PROPERTY
MANAGEMENT
DEED BOOK 1696, PAGE 905,
R.O.W.C.T.

INDIAN MEADOWS
SUBDIVISION
SECTION SIX
BOOK 25, PAGE 134,
R.O.W.C.T.

INDIAN MEADOWS
SUBDIVISION
SECTION FIVE
BOOK 21, PAGE 147,
BOOK 29, PAGE 24,
BOOK F34, PAGE 144,
BOOK P55, PAGE 38,
R.O.W.C.T.

(ZONED D3)
TOLLGATE VILLAGE
OPEN SPACE AREA NO. 1
PLAT BOOK P56, PAGE 110,
R.O.W.C.T.

(ZONED D3)
TOLLGATE VILLAGE
SECTION 13C
PLAT BOOK P58, PAGE 145,
R.O.W.C.T.

(ZONED D3)
TOLLGATE VILLAGE
SECTION 14B
PLAT BOOK P61, PAGE 32,
R.O.W.C.T.

(ZONED D3)
TOLLGATE VILLAGE
SECTION 15
PLAT BOOK P66, PAGE 75,
R.O.W.C.T.

(ZONED D3)
TOLLGATE VILLAGE
SECTION 14A
PLAT BOOK P60, PAGE 87,
R.O.W.C.T.

MAP 132, PARCEL 2.00
R.C. ALEXANDER
TRACT "E"
DEED BOOK 3545, PAGE 719,
R.O.W.C.T.

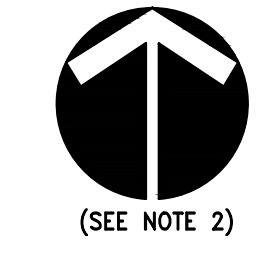
FUTURE DEVELOPMENT
TOLLGATE VILLAGE
(ZONED NC)
MAP 132, PARCEL 1
MBSC TN HOMEBUILDERS,
LLC
BOOK 5264, PAGE 242
BOOK 6403, PAGE 542
R.O.W.C.T.



SHEET 3

SHEET 2

TOTAL SITE AREA = 884,016 SQUARE FEET OR 20.29 ACRES ±



RECORDER'S INFORMATION

DATE: _____

TITLE: _____

DATE: _____

NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT: _____



CERTIFICATE OF OWNERSHIP & DEDICATION

(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS INDICATED IN BOOK 5264, PAGE 242, AND BOOK 6403, PAGE 542, R.O.W.C.T. AND THAT I (WE) HEREBY ADAPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OTHERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS.

DATE: 20__ MBSC TN HOMEBUILDERS, LLC

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 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10000 AS SHOWN HEREON.

RAGAN - SMITH - ASSOCIATES, INC.

AUGUST 17, 2018 DATE JOHN T. DARNALL, RLS NO. 1571

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 3-108 OF THE THOMPSON'S STATION SUBDIVISION REGULATIONS HAVE BEEN MET.

DATE: _____

NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT: _____

CERTIFICATE OF 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 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 FOREMENTIONED 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 DEPARTMENT OF INFORMATION TECHNOLOGY (IT).

DATE: _____

IT DEPT. E-911 ADDRESSING COORDINATOR: _____

FINAL PLAT

TOLLGATE VILLAGE
SECTION 16
OPEN SPACE 1799

4TH CIVIL DISTRICT OF WILLIAMSON COUNTY,
TOWN OF THOMPSON'S STATION, TENNESSEE

DATE: AUGUST 17, 2018 SCALE: 1"=200'
JOB NO. 10-081 W.O. 9260

OWNER / DEVELOPER
MBSC TN HOMEBUILDERS, LLC
C/O BRIAN ROWE
312 S. GAY STREET, SUITE 200
KNOXVILLE, TENNESSEE 37902
(865) 408-8322

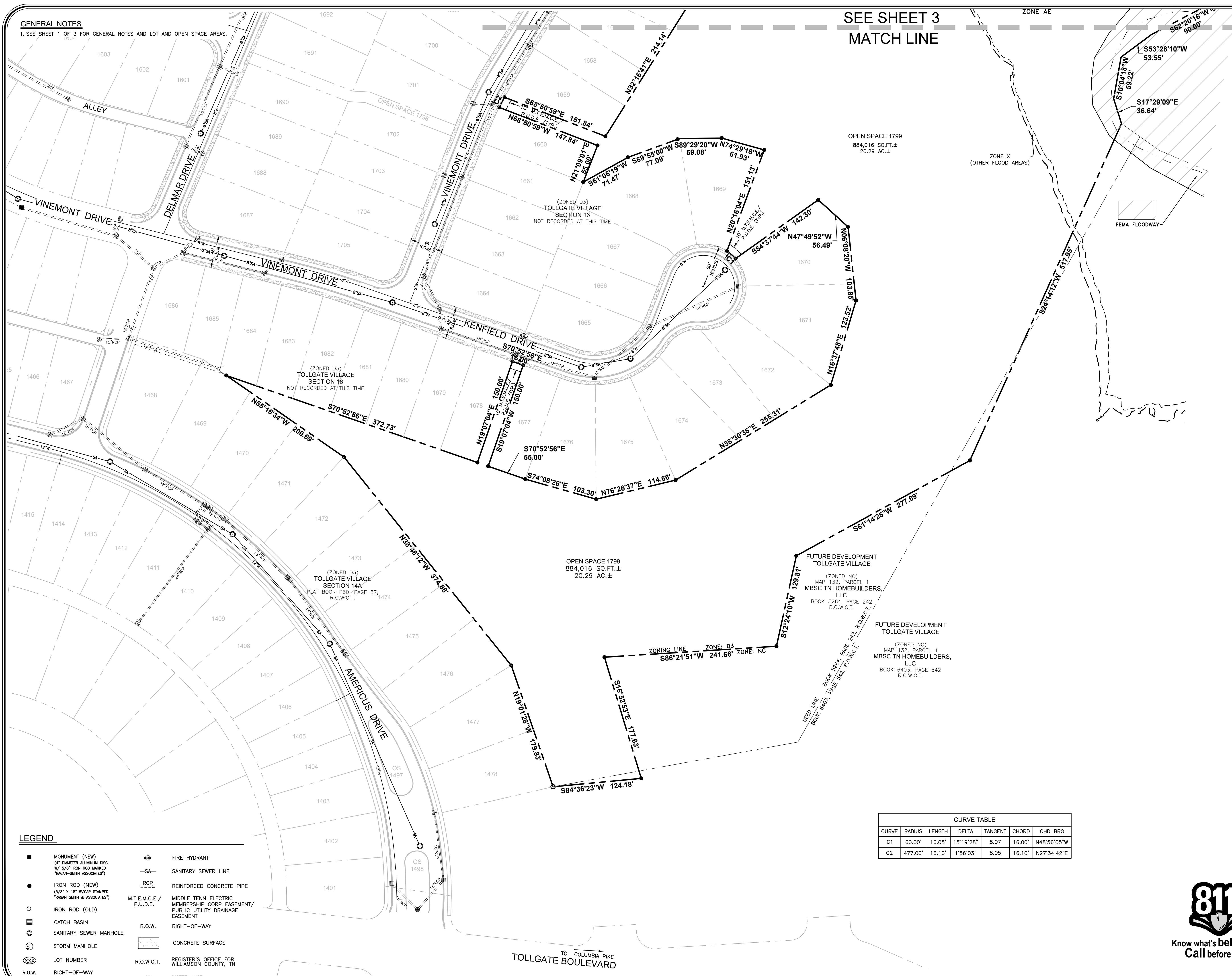
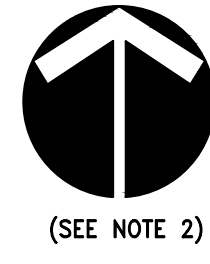
RAGAN • SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 FAX (615) 244-6739 tdarnall@ragansmith.com
CONTACT: TOM DARNALL, RLS
SHEET 1 OF 3

C:\DATA\6899_AUG172018\SUBDIVISION\FINAL_PLAT\OPEN_SPACE\OPEN_SPACE_FINAL_PLAT.DWG
PLOTTED BY AMANDA NEEDLER 8/17/2018 9:25 AM. LAST UPDATED BY ABR ON 8/17/2018 9:59 AM

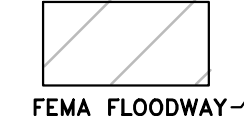
GENERAL NOTES
 1. SEE SHEET 1 OF 3 FOR GENERAL NOTES AND LOT AND OPEN SPACE AREAS.

SEE SHEET 3
 MATCH LINE



OPEN SPACE 1799
 884,016 SQ.FT.±
 20.29 AC.±

ZONE X
 (OTHER FLOOD AREAS)



(ZONED D3)
 TOLLGATE VILLAGE
 SECTION 16
 NOT RECORDED AT THIS TIME

(ZONED D3)
 TOLLGATE VILLAGE
 SECTION 14A
 PLAT BOOK P60, PAGE 87,
 R.O.W.C.T.

OPEN SPACE 1799
 884,016 SQ.FT.±
 20.29 AC.±

FUTURE DEVELOPMENT
 TOLLGATE VILLAGE
 (ZONED NC)
 MAP 132, PARCEL 1
 MBSC TN HOMEBUILDERS,
 LLC
 BOOK 5264, PAGE 242
 R.O.W.C.T.

FUTURE DEVELOPMENT
 TOLLGATE VILLAGE
 (ZONED NC)
 MAP 132, PARCEL 1
 MBSC TN HOMEBUILDERS,
 LLC
 BOOK 6403, PAGE 542
 R.O.W.C.T.

ZONING LINE ZONE: D3 ZONE: NC
 S86°21'51"W 241.66'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	60.00'	16.05'	15°19'28"	8.07	16.00'	N48°56'05"W
C2	477.00'	16.10'	1°56'03"	8.05	16.10'	N27°34'42"E

- LEGEND**
- MONUMENT (NEW)
(4" DIAMETER ALUMINUM DISC
W/ 5/8" IRON ROD MARKED
"RAGAN-SMITH ASSOCIATES")
 - IRON ROD (NEW)
(3/8" x 18" W/ CAP STAMPED
"RAGAN-SMITH & ASSOCIATES")
 - IRON ROD (OLD)
 - CATCH BASIN
 - SANITARY SEWER MANHOLE
 - STORM MANHOLE
 - ⊗ LOT NUMBER
 - R.O.W. RIGHT-OF-WAY
 - ⊕ FIRE HYDRANT
 - SA— SANITARY SEWER LINE
 - RCP — REINFORCED CONCRETE PIPE
 - M.T.E.M.C.E./P.U.D.E. — MIDDLE TENN ELECTRIC MEMBERSHIP CORP EASEMENT/PUBLIC UTILITY DRAINAGE EASEMENT
 - R.O.W. — RIGHT-OF-WAY
 - CONCRETE SURFACE
 - R.O.W.C.T. — REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN
 - W — WATER LINE



FINAL PLAT
TOLLGATE VILLAGE
 SECTION 16
 OPEN SPACE 1799

4TH CIVIL DISTRICT OF WILLIAMSON COUNTY,
 TOWN OF THOMPSON'S STATION, TENNESSEE

DATE: AUGUST 17, 2018 SCALE: 1"=60'
 JOB NO. 10-081 W.O. 9260

OWNER/DEVELOPER
 MBSC TN HOMEBUILDER, LLC
 C/O BRIAN ROWE
 312 S. GAY STREET, SUITE 200
 KNOXVILLE, TENNESSEE 37902
 (865) 408-8322

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 CONTACT: TOM DARNALL, RLS
 SHEET 2 OF 3

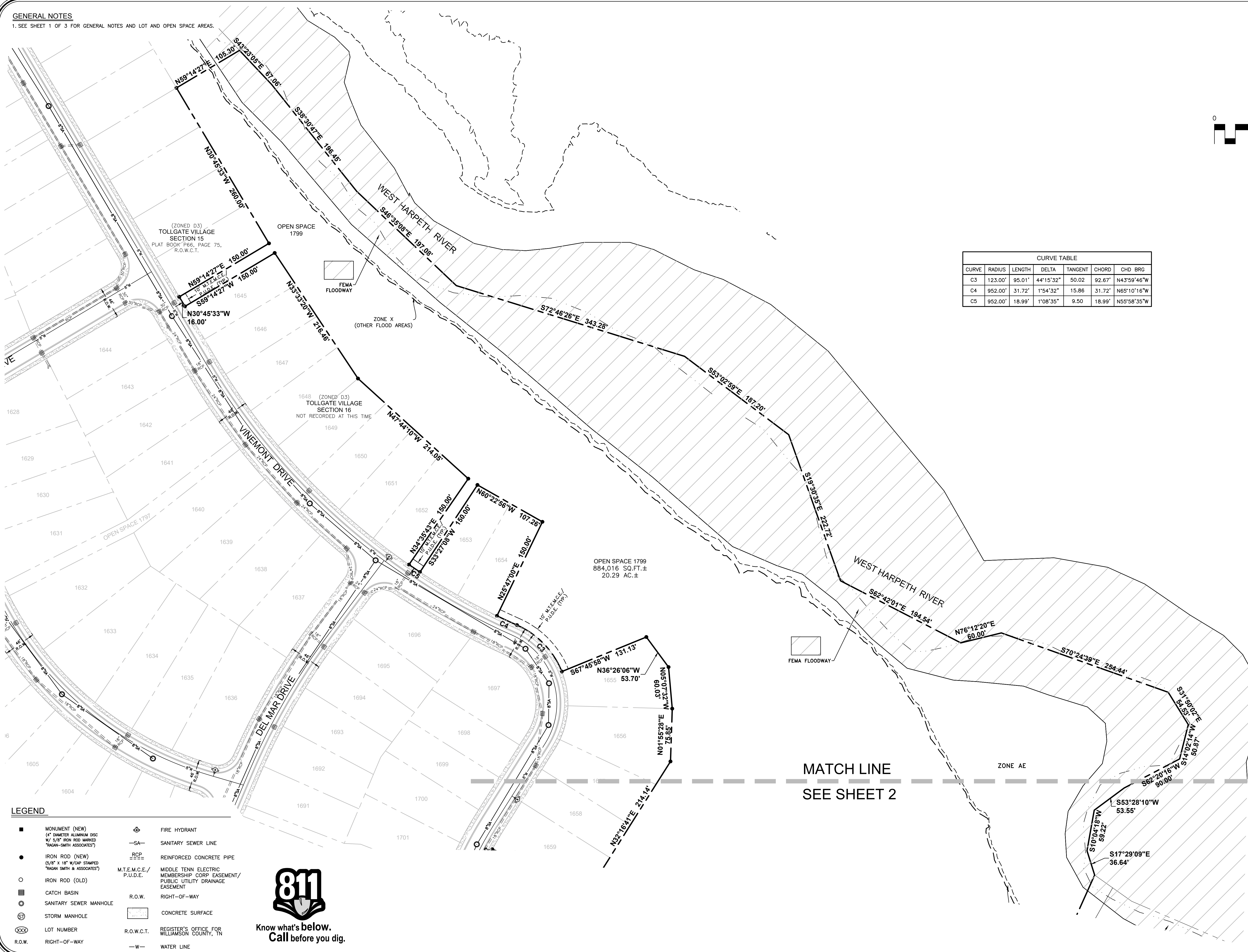


COURTESY: RAGAN-SMITH ASSOCIATES, INC. FOR THE TOLLGATE VILLAGE SECTION 16 OPEN SPACE FINAL PLAT DRAWN BY: AMANDA REEDON, 8/17/2018 10:52 AM. LAYOUT BY: AMANDA REEDON, 8/17/2018 10:52 AM.

GENERAL NOTES
 1. SEE SHEET 1 OF 3 FOR GENERAL NOTES AND LOT AND OPEN SPACE AREAS.



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C3	123.00'	95.01'	44°15'32"	50.02	92.67'	N43°59'46"W
C4	952.00'	31.72'	1°54'32"	15.86	31.72'	N65°10'16"W
C5	952.00'	18.99'	1°08'35"	9.50	18.99'	N55°58'35"W



FINAL PLAT

TOLLGATE VILLAGE

SECTION 16

OPEN SPACE 1799

4TH CIVIL DISTRICT OF WILLIAMSON COUNTY,
TOWN OF THOMPSON'S STATION, TENNESSEE

DATE: AUGUST 17, 2018 SCALE: 1"=60'
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SHEET 3 OF 3

- LEGEND**
- MONUMENT (NEW)
(4" DIAMETER ALUMINUM DISC
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"RAGAN-SMITH ASSOCIATES")
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(5/8" x 18" W/ CAP STAMPED
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 - R.O.W. RIGHT-OF-WAY
 - ▣ CONCRETE SURFACE
 - R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN
 - W — WATER LINE



MATCH LINE
SEE SHEET 2

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