

**Town of Thompson's Station
Municipal Planning Commission
Meeting Agenda
October 24, 2017**

Meeting Called To Order

Pledge Of Allegiance

Minutes-

Consideration Of The Minutes Of The September 26, 2017 Meeting

Documents:

[09262017 MINUTES.PDF](#)

Public Comments-

Unfinished Business:

1. Land Development Ordinance Amendment As Presented By Alderman Shepard (Zone Amend 2017-006)

Documents:

[ITEM 1 LDO AMENDMENT MEMO.PDF](#)
[ITEM 1 LDO AUGUST STAFF REPORT.PDF](#)

New Business:

2. Site Plan Approval For The Construction Of A 11,430-Square Foot Retail Building (Thompson Machinery) Located At 4545 Columbia Pike (SP 2017-006)

Documents:

[ITEM 2 STAFF REPORT.PDF](#)
[ITEM 2 SITE PLAN PACKET.PDF](#)

3. Site Plan Approval For Construction Of A Gas Station/Convenience Center (Twice Daily) Located At 4570 Columbia Pike (SP 2017-004)

Documents:

[ITEM 3 STAFF REPORT.PDF](#)
[ITEM 3 SITE PLAN PACKET.PDF](#)

4. Site Plan Approval For Five Mixed Use Buildings Located Along Tollgate Boulevard Within Tollgate Village (SP 2017-005)

Documents:

[ITEM 4 STAFF REPORT TV MIXED USE BLDGS.PDF](#)
[ITEM 4 SITE PLAN PACKET.PDF](#)

5. Rezone Of 20.2 Acres From Neighborhood Commercial To D3 – High Intensity

Zoning Along Tollgate Boulevard (Rezone 2017-006)

Documents:

ITEM 5 STAFF REPORT.PDF
ITEM 5 TRIP GENERATION ASSESSMENT.PDF
ITEM 5 GENERAL PROPERTY SURVEY.PDF
ITEM 5 NATURAL RESOURCE.PDF
ITEM 5 PROPOSED CONCEPT PLAN REVISION.PDF
ITEM 5 PROPOSED ZONING MAP.PDF
ITEM 5 REZONING LEGAL DESCRIPTION.PDF

6. Preliminary Plat For The Creation Of Eight (8) Single-Family Lots And The Re-Subdivision Of Lot 3304 Located On Americus Drive And Tollgate Boulevard (PP 2017-006)

Documents:

ITEM 6 STAFF REPORT TV PRELIM PLAT 18.PDF
ITEM 6 TV PRELIM PLAT 18.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
September 26 , 2017

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 26th day of September,2017 at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Vice Chairman Mike Roberts; Commissioner Shaun Alexander; Commissioner Brinton Davis; Alderman Ben Dilks; Commissioner Trent Harris; Commissioner Bob Whitmer; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk, Jennifer Jones. Chairman Jack Elder was unable to attend.

Pledge of Allegiance.

Minutes:

The minutes of the August 22, 2017 meeting were previously submitted.

Commissioner Davis made a motion to approve of the August 22nd, 2017 meeting minutes. The motion was seconded and carried unanimously.

Public Comment:

Anne Goetze – 4080 Carters Creek Pike – Concerns regarding infrastructure.

Judy Skeen – 2093 Carters Creek Pike – Concerns about long term development, growth, planning and land protection.

Jessica Beatty – 2752 Critz Lane – Wants update on the future status of Critz

Unfinished Business:

- 1. Land Development Ordinance Amendment as presented by Alderman Shepard (Zone Amend 2017-006).**

Mrs. Deats reviewed her report and requested that the Planning Commission provide a recommendation to the Board of Mayor and Aldermen related to these amendments in the Land Development Ordinance.

Alderman Shepard came forward to answer questions on his behalf.

After discussion, Commissioner Alexander made a motion to defer Item 1, Land Development Ordinance Amendment as presented by Alderman Shepard (Zone Amend 2017-006) so that another work session could be held in October prior to the October meeting. The motion was seconded and carried by all.

New Business:

- 2. Rezone 60 acres from D1 to D3 zoning located at Tom Anderson Road for the expansion of the Fields of Canterbury neighborhood. (File: Rezone 2017-004).**

Mrs. Deats reviewed her report and recommends that the Planning Commission amend the General Plan sector for 60 acres (portion of Map 132 Parcel 006.09) as shown on the proposed growth sector map. Based on the findings of consistency with the Town's General Plan and that the proposed amendment to the zoning will not have a deleterious effect on the community, Staff recommends that the Planning Commission recommend the request for the rezoning of 60 acres of land from the D1 zone to the D3 zone to the Board of Mayor and Aldermen.

Ragan Smith came forward to answer questions on the applicant's behalf.

After Discussion, Commissioner Whitmer made a recommendation to the Board of Mayor and Aldermen to approve Item 2, a Rezone of 60 acres from D1 to D3 zoning located at Tom Anderson Road for the expansion of the Fields of Canterbury neighborhood (File: Rezone 2017-004) based on the findings of consistency with the Town's General Plan and that the proposed amendment will not have a deleterious effect on the community, the Planning Commission recommends to the Board of Mayor and Aldermen the request to rezone 60 acres from the D1 zone to the D3 zone with the remaining 106 acres to the T1 zoning district. The motion was seconded and carried by all.

- 3. Rezone 140.1 acres from D1 to D2 zoning located at 1824 Sedberry Road for the development of a subdivision (File: Rezone 2017-005).**

Mrs. Deats reviewed her report and based on the findings of consistency with the Town's General Plan, recommends that the Planning Commission recommend the request for the rezoning of 140.1 acres of land (Map 131, Parcel 007.01) from the D1 zone to the D2 zone.

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

After discussion, Commissioner Dilks made a recommendation to the Board of Mayor and Aldermen to approve Item 3, a Rezone of 140.1 acres from D1 to D2 zoning located at 1824 Sedberry Road for the development of a subdivision (File: Rezone 2017-005), based on the findings of consistency with the Town's General Plan, the Planning Commission recommends to the Board of Mayor and Aldermen the request to rezone 140.1 acres of land (Map 131, Parcel 007.01) from the D1 zone to the D2 zone with the land designated as drip fields on the south side of State Route 840 to the T1 zoning district.

Commissioner Davis was excused from the meeting at 8:58 pm.

4. Land Development Ordinance Amendments to Table 2.1 Community Types Criteria, Table 2.3 Community Types, Areas and Civic Spaces and Table 4.3 Transect Zone Non-Residential Uses (Zone Amend 2017-007).

Mrs. Deats reviewed her report and is requesting that the Planning Commission recommend adoption of the amendments to the Land Development Ordinance to the Board of Mayor and Aldermen.

After discussion, Commissioner Dilks made a recommendation to the Board of Mayor and Aldermen to approve Item 4, Land Development Ordinance Amendments to Table 2.1 Community Types Criteria, Table 2.3 Community Types, Areas and Civic Spaces and Table 4.3 Transect Zone Non-Residential Uses (Zone Amend 2017-007). 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 9:06 p.m.

Jack Elder, Chairman

Attest: _____
Brinton Davis, Secretary

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



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

DATE: October 17, 2017
TO: Planning Commission
FROM: Wendy Deats, Town Planner
SUBJECT: Item 1 - LDO Amendment Request File 2017-006

On January 24, 2017, the Planning Commission reviewed a request submitted by Aldermen Shepard for revisions to the Town's Land Development Ordinance. After review, the Planning Commission recommended part of the amendments to the Board of Mayor and Aldermen and requested a work session to further discuss the remaining items.

In May and June 2017, work sessions were held to discuss these amendments.

On August 22, 2017, the Commission reviewed the request again and after discussion deferred until the September meeting to give opportunity for Aldermen Shepard to be present for questions.

On September 26, 2017, the Planning Commission addressed their questions regarding the amendments with Aldermen Shepard.

On October 9, 2017, another work session was held to further discuss the amendments. At which time, it was determined to place the request on the agenda for the regular meeting of the Planning Commission in October.

Attachments:
August 22, 2017 staff report

Thompson's Station Planning Commission
Staff Report – Item 3 (File: Zone Amend 2017-006)
August 22, 2017
Land Development Ordinance Amendments

PROJECT DESCRIPTION

A request from Alderman Shepard to amend the Land Development Ordinance.

PROPOSED REVISIONS

Section 1.2.2 The Town (page 2). This section states some goals and policies for the intent of future development within the Town. The section includes the following statements:

- a. The Town should retain its natural infrastructure and visual character derived from topography, woodlands, farmlands, and riparian corridors.
- b. Development contiguous to urban areas should be structured in the pattern of villages or hamlets and be integrated with the existing community pattern.
- c. Development non-contiguous to urban areas should be organized in the pattern of hamlet, village, workplace or commercial center, depending upon adjacency to thoroughfares and sewer capacity.
- d. Transportation corridors should be planned and reserved in coordination with land use.
- e. Trails and green corridors should be used to define and connect the urbanized areas.
- f. The region should include a framework of pedestrian, and bicycle systems that provide alternatives to the automobile.

The following statements are requested to be added into this section of the LDO:

- g. Development should occur with a balanced mix of residential and commercial products.
- h. Residential development should include both a balanced and diverse mix of housing products.
- i. It is the Town's desire that non-modular single-family detached units remain the primary dwelling type.

These recommended additions to the Land Development Ordinance are conflicting statements. The first two statements (g and h) encourage a balanced and diverse mix of land uses along with housing products. These statements for balance and diversity of land uses and housing lend to ensuring consideration of good proportion or fair distribution and range of different types uses and products. These two statements are appropriate and consistent with the Town's General Plan. However, the last statement (i) expresses a "town's desire" that non-modular single-family detached be the primary type of unit. Expressing "desire" to maintain one primary housing type does not provide for balance or diversity in housing products. This statement is followed in a proposed amendment labeled section 4.2.1 that the minimum for single-family units is 75% (excluding the G3 sector). Specifying a desire for primarily one type of housing (single-family) and requiring a minimum of $\frac{3}{4}$ of the units in Town to be single-family would not create balance or diversity for the Town's housing options and would conflict with General Plan goals and policies to strive for diversity in housing.

Therefore, Staff recommends the inclusion of g and h as they are consistent with the goals and policies of the General Plan, however does not recommend inclusion of i as proposed.

Section 1.2.3 The Community (page 2). Clarification to add "balanced" range of housing options as follows:

e. Within neighborhoods, a **balanced** range of housing types should be provided to accommodate diverse ages and incomes.

This statement is appropriate and consistent with the goals and policies within the Town's General Plan, therefore, Staff recommends the clarification.

Section 1.2.8 Subdivision Regulations (page 4). Clarification to add "balanced" in reference to future growth as follows:

a. That future growth and development in the Town should be performed in an orderly, **balanced**, incremental and predictable manner, in accordance with the General Plan, as adopted and amended.

This statement is appropriate and consistent with the goals and policies within the Town's General Plan, therefore, Staff recommends the clarification.

Section 4.1.1 Intent (Page 72). This is a new section proposed to express intent within the Article 4 – Zoning of the Land Development Ordinance.

The long-term intention of the Land Development Ordinance is to guide new commercial and residential development in a balanced manner while preserving the small-town character of Thompson's Station.

The Land Development Ordinance will help the Town create the right balance of housing by:

- Ensuring new development preserves the distinctive, historical, and small town character of Thompson's Station for future generations.
- Encouraging home ownership as a means to foster long term commitment to neighborhoods, promote pride and stability within a neighborhood, and create a higher rate of maintenance.
- Raising the quality standard of new and replacement construction in the Town.
- Encouraging a mix of housing options and lot sizes to provide opportunities to accommodate a diverse population and wide variety of income levels.

Social and economic factors will change over time, as will the size and composition of the Town's population. These changes may alter housing preferences and influence the size, quality, and type of homes in demand at any point in time. This Land Development Ordinance is designed to help the Town ensure land use decisions are made in alignment with its long-term development goals.

Short-term market forces should not override the long-term development goals of the Town of Thompson's Station. It is the Town's desire that Single-Family Detached units remain the primary dwelling type in Thompson's Station while simultaneously providing a significant amount of diverse and affordable housing in the form of small detached single-family homes, townhouses, apartments, and condominiums.

The LDO provide regulation that governs all development within Town. It is important to ensure that the development considers the rural character of the community in addition to areas suitable to

more growth and this is accomplished with the establishment of zoning districts. The zoning districts provide for a different density or intensity of development. The function of zoning is not to establish or encourage home ownership, but rather to govern development for particular areas setting standards including density limitations, setback requirements, lot sizes, etc. required during the development process.

The following statements are consistent with the Town's General Plan goals and policies and therefore Staff recommends that the Planning Commission include the following section be included into the LDO:

Section 4.1.1 Intent (Page 72).

The long-term intention of the Land Development Ordinance is to guide development in a balanced manner while preserving the small-town character of Thompson's Station. The Land Development Ordinance will help the Town create the right balance of housing by:

- Ensuring new development preserves the distinctive, historical, and small town character of Thompson's Station for future generations.
- Encouraging a mix of housing options and lot sizes to provide opportunities to accommodate a diverse population and wide variety of income levels.
- Raising the quality standard of new and replacement construction in the Town.

Section 4.1.2 Minimum Number Of Single-Family Detached Dwelling Units (Page 72). This is a proposed new section which would include the addition of language to specify a set percentage requirement for single family housing throughout the Town (excluding the G3 sector) as follows:

The total minimum number of non-modular single-family detached units in all zoning districts throughout the Town of Thompson's Station, excluding the "Town Center" G3 Targeted Growth Sector, shall not be less than 75% of the total number of dwelling units within the Town of Thompson's Station.

Recommending a minimum percentage of a single type of housing throughout the Town (excluding the G3 sector) does not meet goals and policies in the General Plan to provide for "a mix of housing and commercial throughout the Town to accommodate a range of needs" (General Plan Goal 2, Policy 2.1). Instead, the Town's zoning districts are in place to regulate the type and density of housing. Zoning identifies permitted housing types within each designation and also contains a set of standards, which include lot sizes and other standards which consider what is appropriate for each zone. The variety of zoning districts promotes a mix of housing while preserving and protecting rural areas of the Town and permitting more density and housing types in certain areas. Therefore, it is appropriate for the types of housing be specified by zoning and developed in accordance with allowable standards without establishing a percentage minimum for one housing type.

RECOMMENDATION

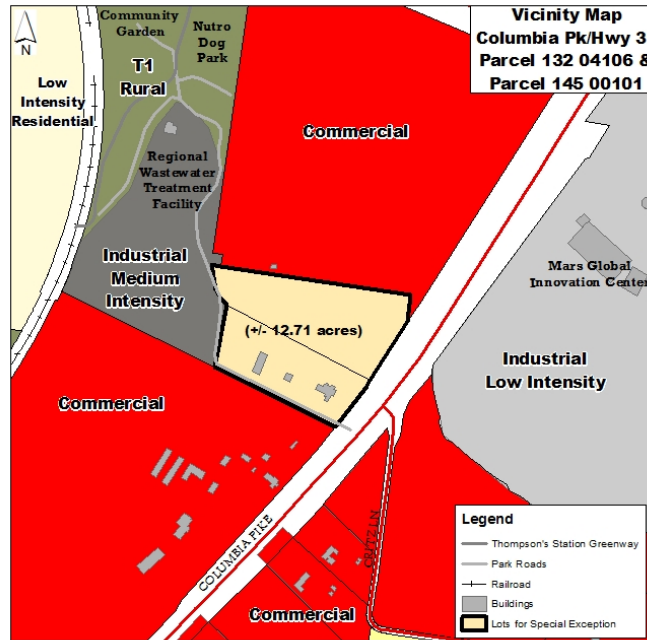
Staff is requesting the Planning Commission provide a recommendation to the Board of Mayor and Aldermen related to these amendments to the Land Development Ordinance.

Thompson's Station Planning Commission
Staff Report - Item 2 (SP 2017-006, DR 2017-004)
October 24, 2017

Request for site plan approval of a retail, rental and maintenance facility for Thompson Machinery located at 4545 Columbia Pike.

REQUEST

The applicant, Kimley Horn on behalf of Thompson Machinery is requesting approval of a site plan to construct an equipment sales, rental and maintenance facility for Thompson's Machinery at 4545 Columbia Pike within the Community Commercial (CC) zoning district.



BACKGROUND

On May 16, 2017, the Board of Zoning Appeals approved a special exception permit (File: BZA 2017-002) to permit the construction of an equipment sales, rental and maintenance facility with the following contingencies:

1. *All storage of equipment shall be located behind the primary retail building and screened.*
2. *All maintenance activities shall be conducted within an enclosed building located in the rear of the site.*
3. *The subject site shall be developed in accordance with all development standards identified within the Land Development Ordinance and the Design Guidelines.*
4. *Access shall be improved to public roadway standards for the south access and one access to the north is permitted and limited to a right-in/right-out access.*

ANALYSIS

Site Plan

A 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.

Project Description

The subject site is two parcels totaling 12.65 acres and will be developed with a 11,430-square foot building and a 225-square foot equipment enclosure on the northern parcel. The project site is surrounded by vacant land to the north, the Mars Nutro research and development campus to the east (across Columbia Pike), agricultural/residential to the south and the Town's wastewater facility to the west.

Zoning

The Community Commercial zone "includes a range of commercial activities that serve a community or several neighborhoods, and allow larger commercial businesses" (LDO Section 1.2.7). Retail sales are permitted and the equipment rental and maintenance was approved by the Board of Zoning Appeals. permits this land use as a special exception, which was approved by the Board of Zoning Appeals.

Community Commercial Standards

Primary frontage setback is a minimum of 10 feet with an eight-foot side yard setback and 15 feet for the rear yard setback. The proposed building complies with minimum setback requirements. Access consists of an existing driveway along the south property line to the Town's wastewater facility, the community gardens and the Mars Nutro dog park, an existing driveway that previously served the residence, and a proposed two-way, 24-foot-wide driveway to provide a northern access directly to the facility. This north access was conditioned by the Board of Zoning Appeals to be a right-in, right-out only and TDOT approval will be necessary.

Section 4.11.1 Non-Residential Standards

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

The buildings are located along the road frontage with a 20-foot setback behind the landscaping with all parking located in the interior and rear 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.

The allowable lot coverage is 70%. The project consists of two buildings totaling 11,430 square feet and an additional 9,770 square feet of existing buildings for a total lot coverage of 4%.

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.

The proposed building materials are concrete block along the front elevation with a wood trellis/canopy structure and a predominantly glass storefront. The side elevations have concrete block as wainscoting, however, are predominantly metal siding and the building will have a metal roof. Metal siding is discouraged and permitted only as an accent material. In order to comply with the requirement to use metal siding as an accent material, the applicant is working on revisions to the materials that will be presented to the Design Review Commission for architectural review on November 1, 2017.

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.

The project consists of two buildings, one fronting Columbia Pike and the other accessory building located in the rear of the site. Building heights are limited to three stories. The proposed building will

have a maximum height of 36 feet, four inches and does not exceed three stories. The building is designed with varied roofline for the retail area and the storage/warehouse area with the incorporation of cupolas and as noted above the architecture will be reviewed by the DRC.

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

Enhanced paving will be incorporated using a 10-foot strip of stamped concrete at the project entrance.

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 located behind the proposed structure and will be enclosed by a block wall to match the proposed building.

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

Mechanical equipment is located along the north side of the building and will be screened by block wing wall to match the proposed building.

No temporary structures shall be permitted.

No temporary structures are proposed.

Parking

Approximately 3,150 square feet of the building is designated as retail use which requires three spaces for every 1,000 square feet thereby requiring 10 spaces. The remaining 8,280 square feet of the building is designated as warehousing for the equipment rental which requires one space per 1,000 square feet thereby requiring 8 spaces for a total of 18 spaces. Eighteen spaces are provided on site to meet the parking requirement and are provided in along the side and rear of the building.

Landscaping

The site is zoned Community Commercial and the properties to the north and south are zoned CC, thereby requiring the type 1 buffer which is composed of "intermittent visual obstruction" along these property lines. The plan shows adequate trees, however, additional shrubs should be incorporated along south property line for the buffer. The landscaping also consists of a variety of trees and shrubs throughout the site for tree replacement and to meet the general landscaping requirements, however a revision to provide screening along the parking spaces within 25 feet to Columbia Pike will also be necessary.

Tree Removal

The development of the site will result in the removal of 12 trees that exceed 18 inches in diameter for a total of 291 inches. The Land Development Ordinance requires the replacement of trees 18 inches at a ratio of one and a half inches for every inch removed. The landscape plan includes 146 replacement trees that will be three inches in caliper and will be a variety of cedar, maple, magnolia, cherry, oak and cypress trees. A total of 438 inches of replacement trees will be planted throughout the site in accordance with the code.

Signage

The monument sign will be four feet in height by nine in length for a total of 36 square feet which complies with the code. However, the wall sign exceeds the allowable height of two feet. The LDO provides an option for additional sign height for buildings that have a greater linear building frontage. The process for the request is a master sign plan which requires justification for the additional height necessary to create a proportionate sign. Given the size of the building, the applicant intends to apply for a master sign plan for the additional height.

RECOMMENDATION

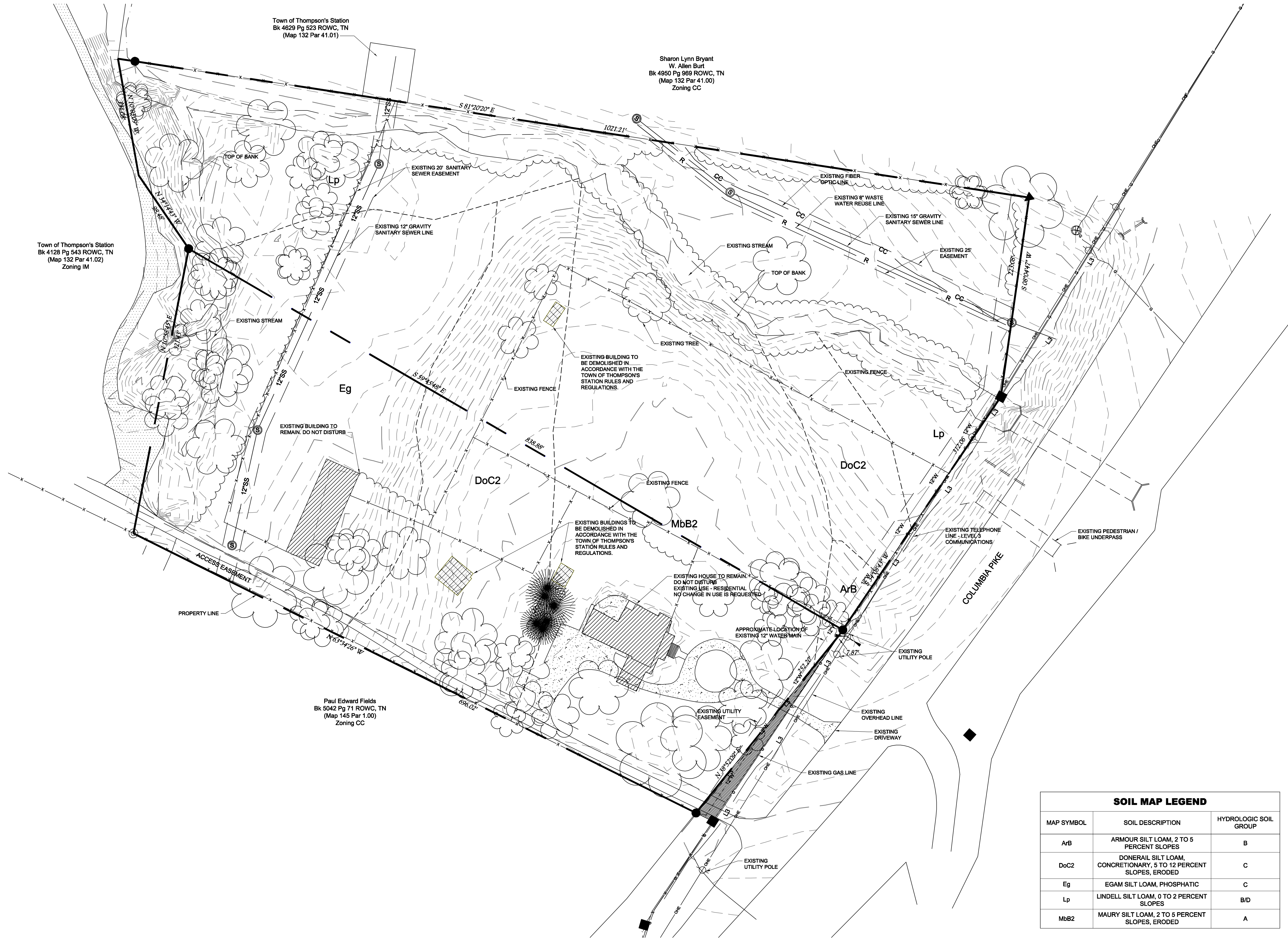
Based upon approval of the special exception permit for the land use and the project's consistency with the Land Development Ordinance, Staff recommends that the Planning Commission approve the site plan with the following contingencies:

1. The project shall comply with all Board of Zoning Appeals conditions of approval.
2. Prior to the issuance of building permits, TDOT approval shall be obtained for access on Columbia Pike (SR6).
3. Prior to issuance of grading or building permits, construction plans shall be submitted and approved. Any upgrades to the utility infrastructure necessary for the project shall be incorporated into the construction plans and shall be completed by the applicant.
4. Prior to the installation of a building permit, approval from the Design Review Commission shall be obtained.
5. Prior to the issuance of a building permit, the landscape plan shall be revised to include additional shrubs along the south property line and the parking area within 25 feet of Columbia Pike.
6. Prior to installation of the landscaping, the applicant shall meet with staff to confirm location of all landscaping.
7. Prior to the installation of any lighting on site, a photometric survey shall be submitted and subject to Planning Commission review and approval.
8. Prior to the installation of signage, a master sign plan approval shall be obtained.
9. Any change of use or expansion of the project site shall conform to the requirements set forth within the Land Development Ordinance and shall be approved prior to the implementation of any changes to the project.

ATTACHMENTS

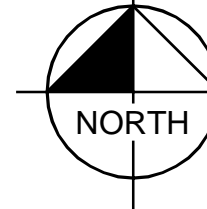
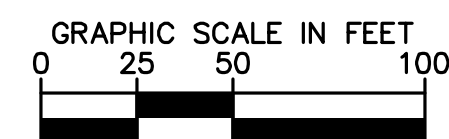
Site plan packet

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on the document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



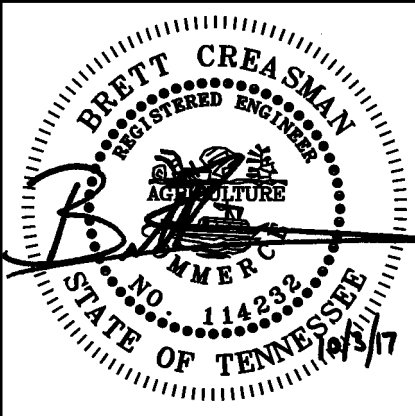
SOIL MAP LEGEND		
MAP SYMBOL	SOIL DESCRIPTION	HYDROLOGIC SOIL GROUP
ArB	ARMOUR SILT LOAM, 2 TO 5 PERCENT SLOPES	B
DoC2	DONERAIL SILT LOAM, CONCRETIONARY, 5 TO 12 PERCENT SLOPES, ERODED	C
Eg	EGAM SILT LOAM, PHOSPHATIC	C
Lp	LINDELL SILT LOAM, 0 TO 2 PERCENT SLOPES	B/D
MbB2	MAURY SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED	A

NOT FOR CONSTRUCTION



Kimley»Horn
 214 Oceanside Drive
 Nashville, TN 37204
 Main: 615.564.2701
 www.kimley-horn.com
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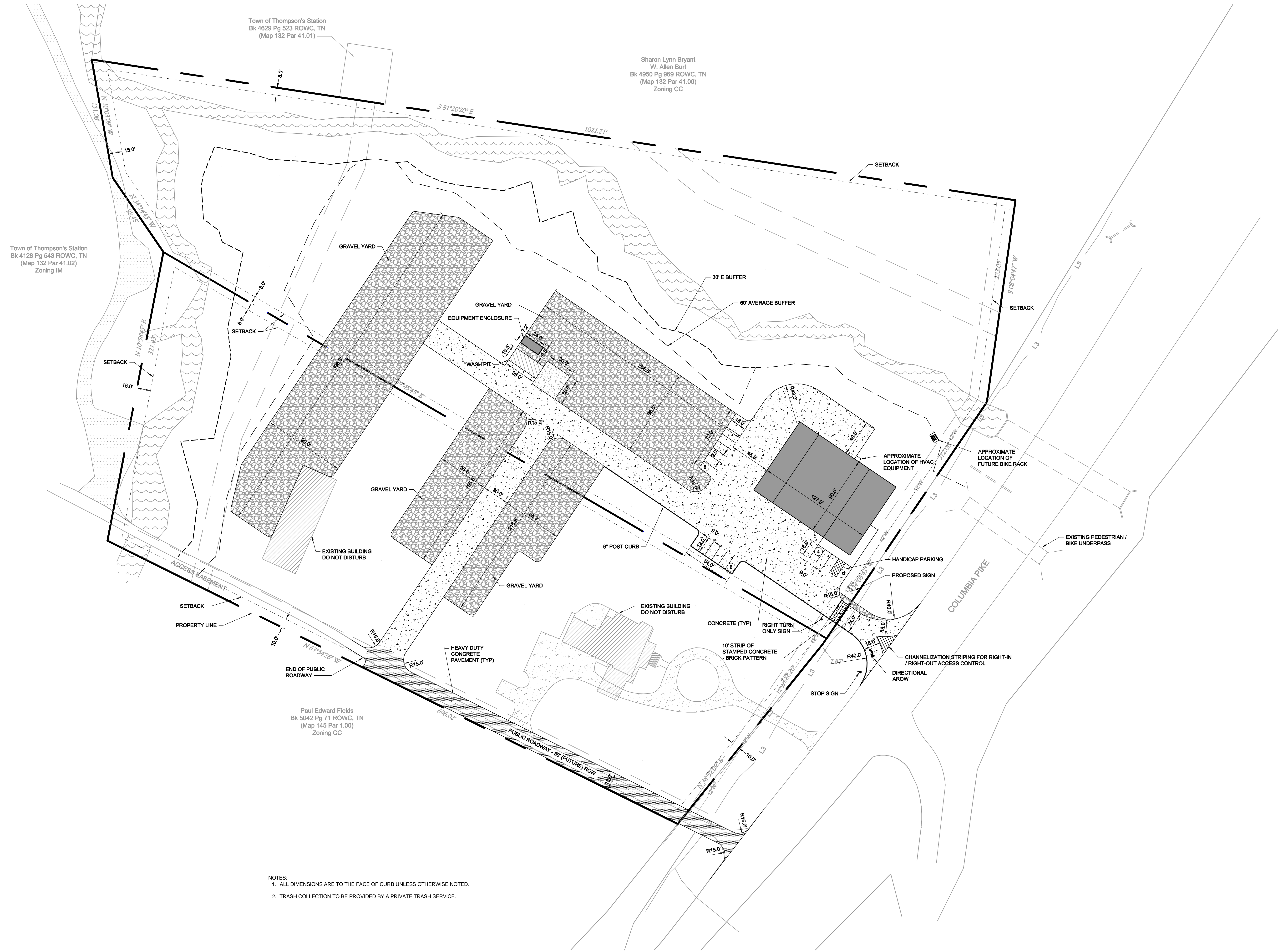
THOMPSON MACHINERY
 THOMPSON'S STATION, TENNESSEE



REVISIONS	DATE	BY	COMMENTS
1	10/03/17	CMF	

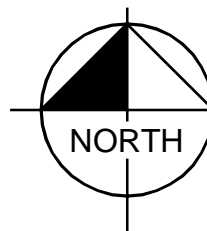
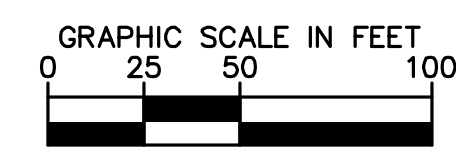
DESIGNED BY: BRC
 DRAWN BY: CMF
 CHECKED BY: BRC
 DATE: 09/08/2017
 KIMLEY-HORN PROJECT NO. 118224000
 EXISTING CONDITIONS PLAN
 SHEET NUMBER
C1-00

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- NOTES:
1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 2. TRASH COLLECTION TO BE PROVIDED BY A PRIVATE TRASH SERVICE.

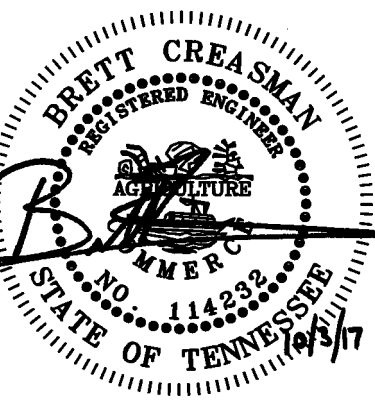
NOT FOR
CONSTRUCTION



Kimley»Horn
214 Coonside Drive
Nashville, TN 37204
Main: 615.564.2701
www.kimley-horn.com
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KV+D
KISER YOGRIIN DESIGN

THOMPSON MACHINERY
THOMPSON'S STATION, TENNESSEE



NO.	REVISIONS	DATE	BY
1	PER TOWN COMMENTS	10/03/17	CMF
2			
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10			

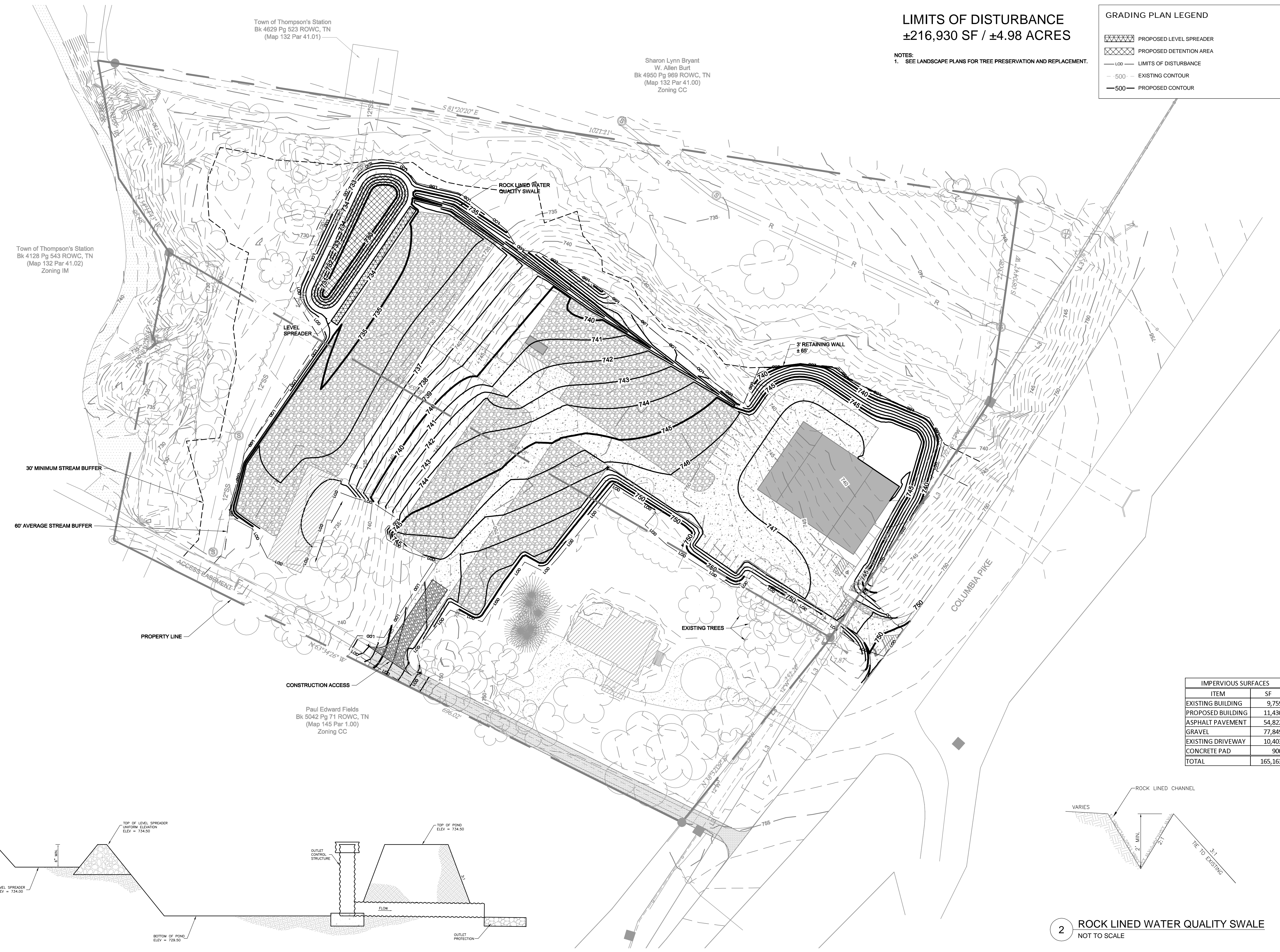
DESIGNED BY: BRC
DRAWN BY: CMF
CHECKED BY: BRC
DATE: 09/08/2017
KIMLEY-HORN PROJECT NO. 118224000

SITE PLAN

SHEET NUMBER

C2-00

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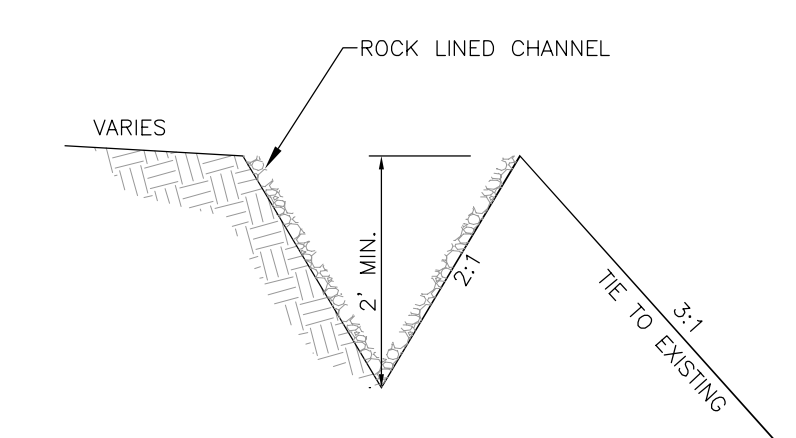
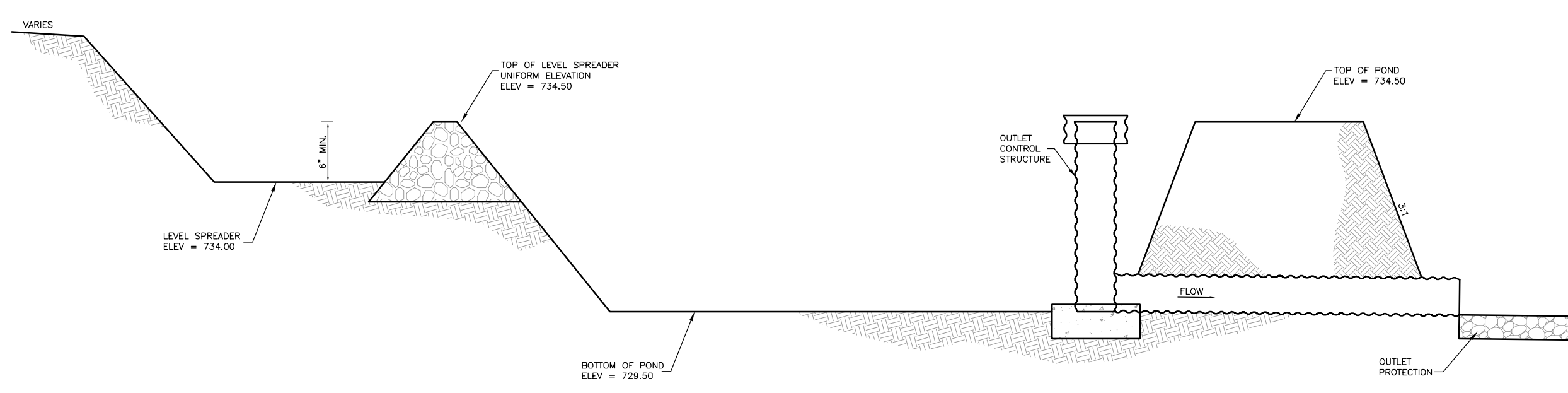
LIMITS OF DISTURBANCE
±216,930 SF / ±4.98 ACRES

NOTES:
1. SEE LANDSCAPE PLANS FOR TREE PRESERVATION AND REPLACEMENT.

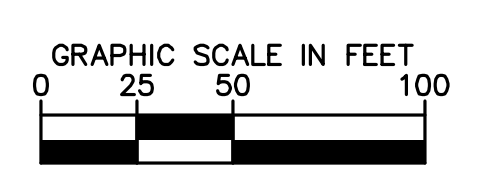
GRADING PLAN LEGEND

- PROPOSED LEVEL SPREADER
- PROPOSED DETENTION AREA
- PROPOSED LIMITS OF DISTURBANCE
- EXISTING CONTOUR
- PROPOSED CONTOUR

IMPERVIOUS SURFACES	
ITEM	SF
EXISTING BUILDING	9,759
PROPOSED BUILDING	11,430
ASPHALT PAVEMENT	54,822
GRAVEL	77,849
EXISTING DRIVEWAY	10,403
CONCRETE PAD	900
TOTAL	165,163



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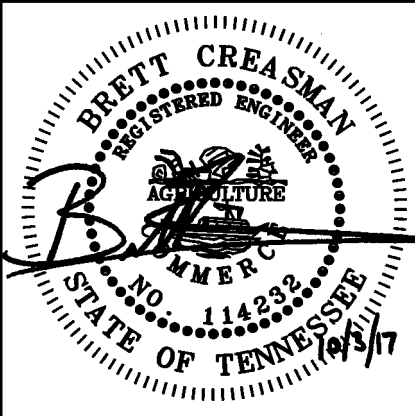
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Nashville, TN 37204
Main: 615.564.2701
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THOMPSON MACHINERY
THOMPSON'S STATION, TENNESSEE



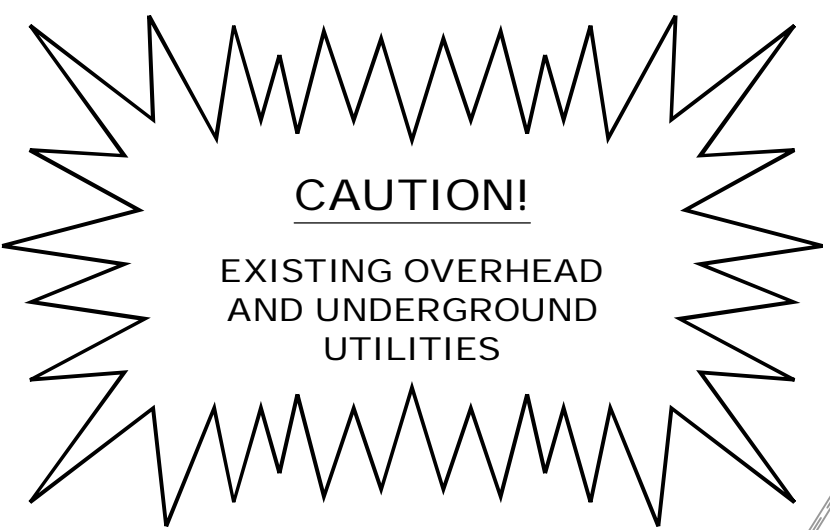
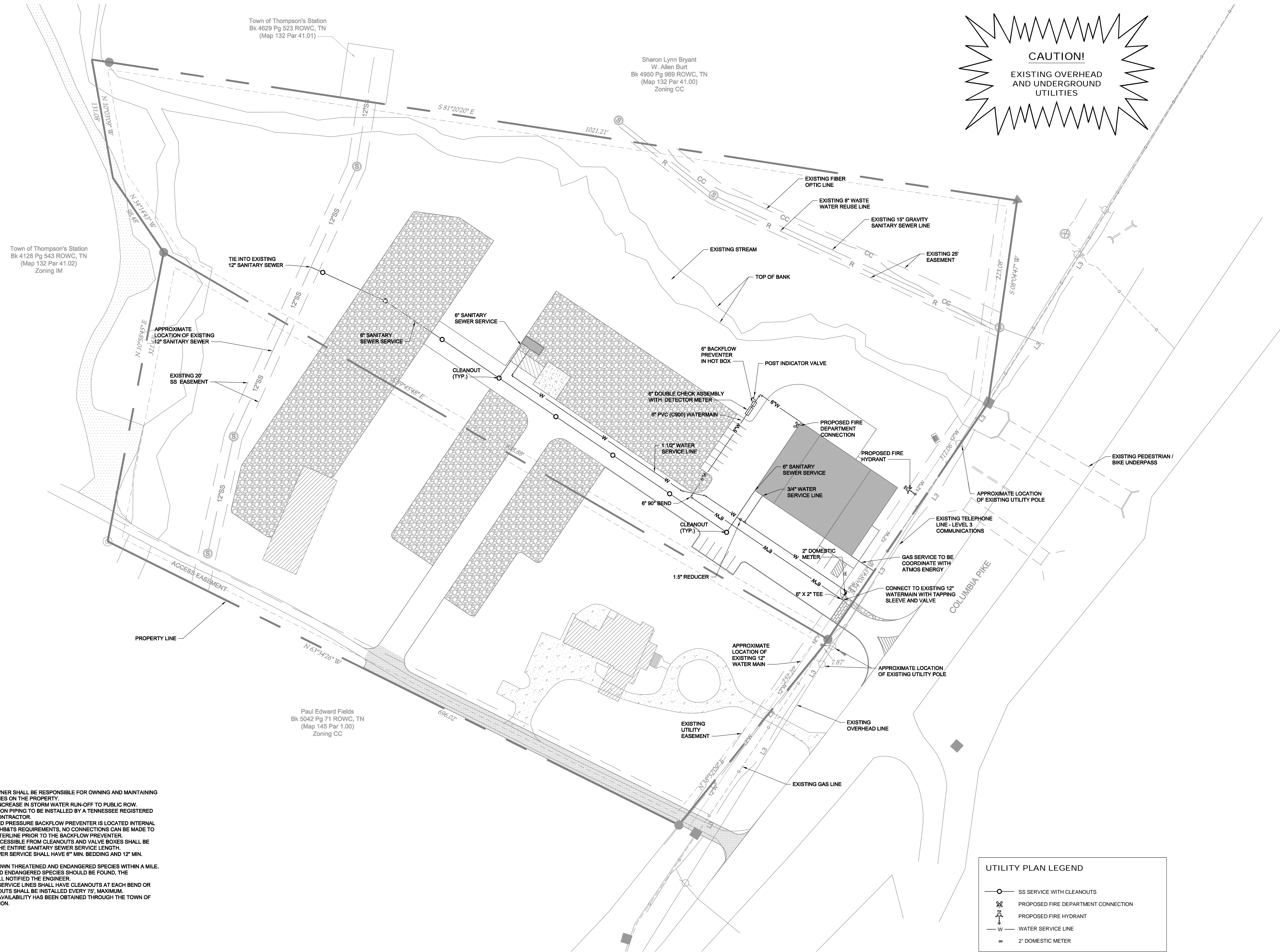
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DESIGNED BY: BRC
DRAWN BY: CMF
CHECKED BY: BRC
DATE: 09/08/2017
KIMLEY-HORN PROJECT NO. 118224000

GRADING PLAN

SHEET NUMBER
C3-00

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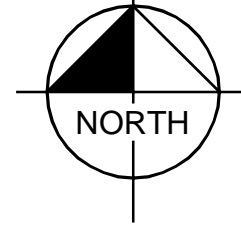
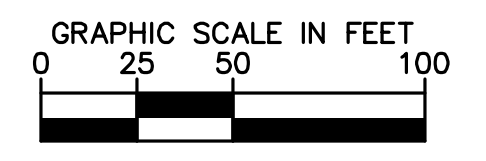


- NOTES:**
1. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OWNING AND MAINTAINING UNDERGROUND LINES ON THE PROPERTY.
 2. THERE IS NOT AN INCREASE IN STORM WATER RUN-OFF TO PUBLIC ROW.
 3. ALL FIRE PROTECTION PIPING TO BE INSTALLED BY A TENNESSEE REGISTERED FIRE SPRINKLER CONTRACTOR.
 4. DOMESTIC REDUCED PRESSURE BACKFLOW PREVENTER IS LOCATED INTERNAL TO BUILDING. PER HB'S REQUIREMENTS, NO CONNECTIONS CAN BE MADE TO THE DOMESTIC WATERLINE PRIOR TO THE BACKFLOW PREVENTER.
 5. A TRACER WIRE ACCESSIBLE FROM CLEANOUTS AND VALVE BOXES SHALL BE INSTALLED OVER THE ENTIRE SANITARY SEWER SERVICE LENGTH.
 6. THE SANITARY SEWER SERVICE SHALL HAVE 6" MIN. BEDDING AND 12" MIN. BACKFILL.
 7. THERE ARE NO KNOWN THREATENED AND ENDANGERED SPECIES WITHIN A MILE. IF THREATENED AND ENDANGERED SPECIES SHOULD BE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
 8. SANITARY SEWER SERVICE LINES SHALL HAVE CLEANOUTS AT EACH BEND OR JUNCTION. CLEANOUTS SHALL BE INSTALLED EVERY 75' MAXIMUM.
 9. SANITARY SEWER AVAILABILITY HAS BEEN OBTAINED THROUGH THE TOWN OF THOMPSON'S STATION.

UTILITY PLAN LEGEND

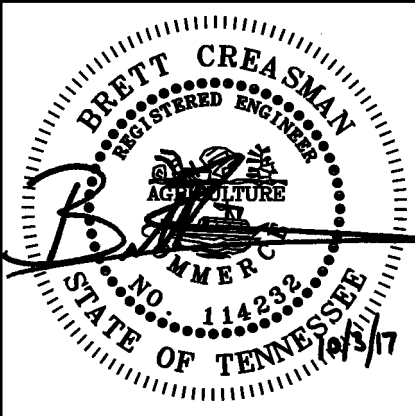
- SS SERVICE WITH CLEANOUTS
- ⊗ PROPOSED FIRE DEPARTMENT CONNECTION
- ⊕ PROPOSED FIRE HYDRANT
- W — WATER SERVICE LINE
- ⊖ 2" DOMESTIC METER

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 Nashville, TN 37204
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THOMPSON MACHINERY
 THOMPSON'S STATION, TENNESSEE



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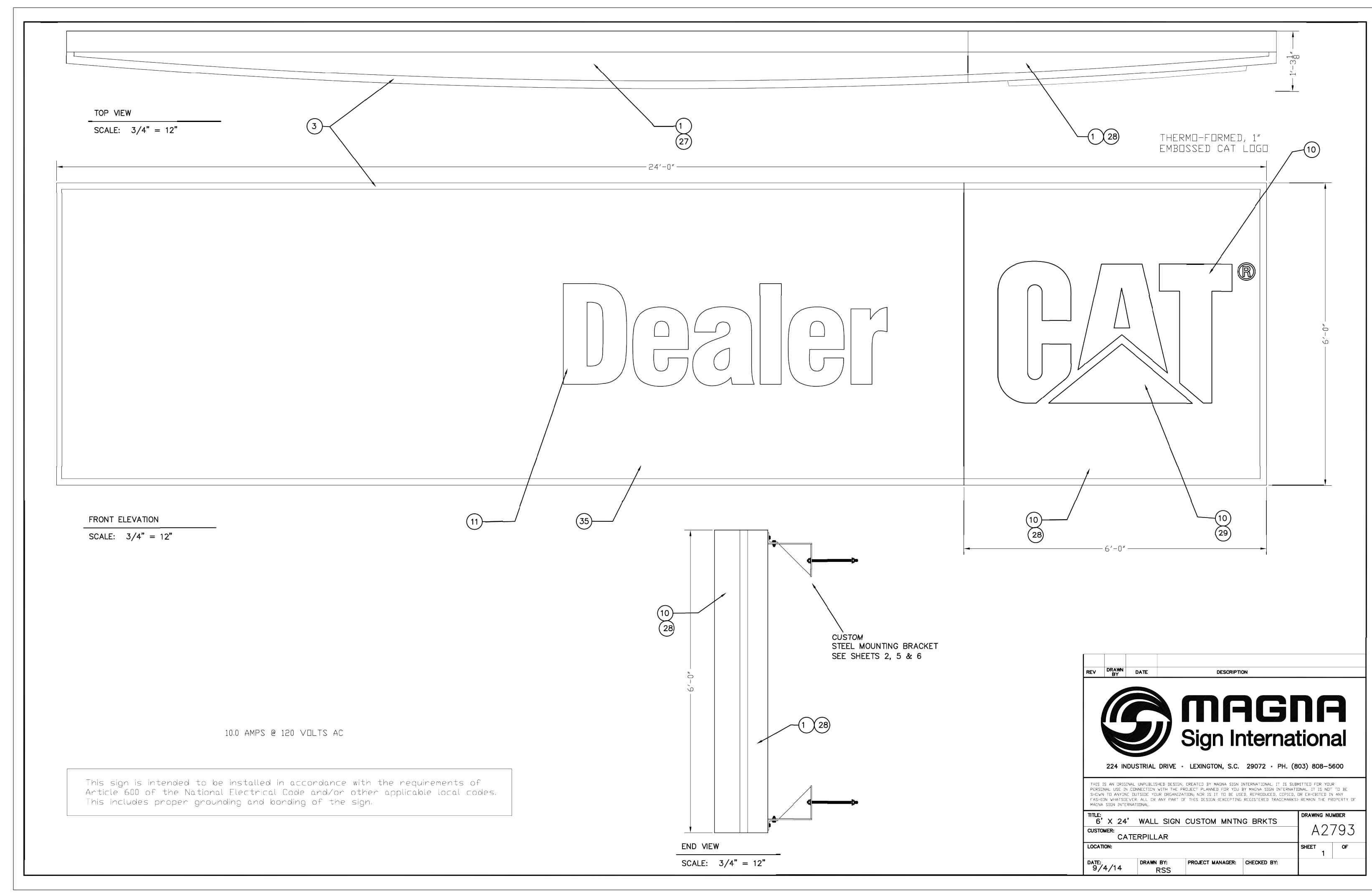
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 CHECKED BY: BRC
 DATE: 09/08/2017
 KIMLEY-HORN PROJECT NO. 118224000

UTILITY PLAN
 SHEET NUMBER
C4-00

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1 PROPOSED MONUMENT SIGNAGE
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2 PROPOSED BUILDING SIGNAGE DETAIL
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THOMPSON MACHINERY
THOMPSON'S STATION, TENNESSEE

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DESIGNED BY: BRC
DRAWN BY: CMF
CHECKED BY: BRC
DATE: 09/08/2017
KIMLEY-HORN PROJECT NO.
118224000

SIGNAGE PLAN DETAIL
SHEET NUMBER
C5-00

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACED ONE YEAR OR BY THE NEXT GROWING SEASON, WHICH EVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, OR ALL PLANTING AREAS AND LAWNS PER PROJECT SPECIFICATIONS UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER.
3. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
4. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE COLLECTION, REMOVAL, AND PROPER DISPOSAL OF ANY AND ALL DEBRIS GENERATED DURING THE INSTALLATION OF THIS PROJECT.
5. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICH EVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.
6. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.
7. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE AND QUANTITY AS LISTED IN THE PLANT SCHEDULE.
8. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.
9. TREE TOPPING IS NOT PERMITTED.
10. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.
11. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE CODES DEPARTMENT PRIOR TO LAND DISTURBING ACTIVITIES.
12. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVED PRIOR TO THE LANDSCAPE INSTALLATION.
13. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.
14. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.
15. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.
16. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
17. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.
18. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVER HANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLANT MATERIAL.
19. PRIOR TO INSTALLATION OF PLANT MATERIALS, THE WIDTH AND LENGTH OF ALL PARKING LOT LANDSCAPE ISLAND AND MEDIAN AREAS ARE TO BE EXCAVATED TO A DEPTH OF 24 INCHES BELOW THE PROPOSED TOP OF PAVEMENT ELEVATION. EXCAVATED MATERIAL IS TO BE REMOVED FROM THE LANDSCAPE AREAS AND DISPOSED OF OFF SITE OR IN AN AREA APPROVED BY THE PROJECT ENGINEER. NO ASPHALTIC CONSTRUCTION TRASH AND/OR MATERIALS ARE TO BE LEFT IN THE TOPSOIL AND PLANTING BACKFILL AND/OR SUBGRADE OF ANY PROPOSED PARKING AREA ISLANDS AND/OR PLANTING MEDIANS AND STRIPS. PARKING LOT ISLANDS AND MEDIANS ARE TO BE BACKFILLED WITH SIFTED TOPSOIL AS PER PROJECT SPECIFICATIONS AND TO THE ELEVATIONS INDICATED ON THE GRADING PLANS.

MINIMUM PLANT QUALITY AND SIZE STANDARDS

1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.1).
2. ALL TYPE 1, 2, AND 3 TREES (AS DEFINED IN ANSI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:
 - 2.1. DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE;
 - 2.2. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:
 1. THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE;
 2. ONE FORK IS LESS THAN TWO-THIRDS THE DIAMETER OF THE DOMINANT FORK; AND
 3. THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING;
 - 2.3. NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH;
 - 2.4. SEVERAL BRANCHES ARE LARGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT;
 - 2.5. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL, AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK; AND
 - 2.6. BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THAN ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.

GENERAL TREE SPECIFICATIONS:

1. ALL STREET AND PARKING LOT TREES SHALL BE LIMBED UP TO THE FOLLOWING HEIGHTS:
 - a. 2" CALIPER TREES: LOWEST BRANCH 6' HT.
 - b. 3" CALIPER TREES: LOWEST BRANCH 7' HT.
2. TREE CANOPY WIDTH SHALL BE RELATIVE TO HEIGHT/CALIPER OF TREE AND TYPE OF TREE.
 - a. 1" CALIPER/6-8' HT: 3-4' WIDE MIN.
 - b. 2" CALIPER/12-14' HT: 4-5' WIDE MIN.
 - c. 3" CALIPER/14-16' HT: 6-7' WIDE MIN.
3. CANOPY TREES SHALL NOT HAVE CO-DOMINATE LEADERS IN LOWER HALF OF TREE CROWN
4. ALL TREES SHALL HAVE SYMMETRICAL OR BALANCED BRANCHING ON ALL SIDES OF THE TREE.
5. TREES SHALL NOT BE TIPPED PRUNED.
6. TREE TRUNKS SHALL NOT BE BOWED OR "DOG-LEGGED"
7. TREES SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, FREE OF DISEASE AND INSECTS, EGGS LARVAE.
8. TREES SHALL BE FREE OF PHYSICAL DAMAGE FROM SHIPPING AND HANDLING. DAMAGED TREES SHALL BE REJECTED.
9. SUMMER DUG TREES SHALL HAVE ROOTBALL SIZE INCREASED BY 20%.
10. TREES WHICH EXCEED RECOMMENDED CALIPER TO HEIGHT RELATIONSHIP SHALL BE REJECTED.

SPECIMEN TREE SPECIFICATIONS

1. TREES SHALL MEET REQUIREMENTS SET FORTH IN GENERAL TREE SPECIFICATIONS.
2. TREES SHALL BE TOP GRADE TREES FOR EACH SPECIES AND TYPE. PLANTS SHALL EXHIBIT EXCEPTIONALLY HEAVY, SYMMETRICAL, APPEARANCE AS TO BE UNQUESTIONABLY AND OUTSTANDINGLY SUPERIOR IN FORM, COMPACTNESS AND SHAPE.
3. ANY PRUNING CUTS SHALL HAVE BEEN HEALED FOR A MINIMUM OF ONE GROWING SEASON. TREES WITH PRUNING CUTS OVER 1" SHALL BE REJECTED.
4. TREES SHALL NOT HAVE CROSSING BRANCHES WITHIN THE CROWN.
5. ROOTBALL SIZES SHALL MEET OR EXCEED ANSI Z60.1 SPECIFICATIONS

IRRIGATION NOTE

- DISTURBED TURF AREAS TO BE SPRAY OR ROTOR IRRIGATED.
- LANDSCAPE BEDS TO BE DRIP IRRIGATED

PLANTING NOTES:

1. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE.
2. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
4. ALL LANDSCAPE BEDS SHALL HAVE A MINIMUM OF 6" OF TOP SOIL.
5. ALL PLANTING BEDS TO RECEIVE PINE STRAW MULCH. MULCH TO BE INSTALLED TO 4" DEPTH UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS.
6. DIMENSIONS LISTED FOR HEIGHTS, SPREAD AND TRUNK SPECIFICATIONS ON THE PLANT MATERIAL SCHEDULE ARE GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT.
7. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS AND/OR TREE RINGS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH FOR WEED CONTROL.
8. ALL DISTURBED AREAS OF THE SITE ARE TO BE SEEDED AND/OR SODDED IN ACCORDANCE WITH THE SPECIFICATIONS. SEE SHEET L4.2 FOR TURF SPRIGGING, SEEDING, AND SODDING AREAS. MIX IN SPECIFICATIONS AND NOTES.
9. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT OPEN OVERNIGHT, UNLESS BARRICADES ARE INSTALLED.
10. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.
11. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND QUANTITY.
12. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
13. ALL PLANTS SHALL HAVE A WELL-FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
14. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY PERCENT (50%) OF THIS YEARS VERTICAL GROWTH (TOP CANDLE).
15. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO OPENING ANY PLANT PITS.
16. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A 24-HOUR PERIOD. THE OWNER OR LANDSCAPE ARCHITECT SHALL VERIFY ACCURACY AND EFFECT OF PERCOLATION TESTING. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A PVC DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING RELOCATED.
17. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE OWNERS REPRESENTATIVE IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS, OTHERWISE THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
18. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
19. EXISTING TREES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION. IN ACCORDANCE WITH THE TREE PRESERVATION NOTES AND DETAILS ON THE LANDSCAPE PLAN.
20. SELECTIVE CLEARING CONSISTING OF REMOVAL OF VINES, SAPLINGS UNDER 1" DIAMETER AND UNDERBRUSH SHALL BE PERFORMED IN TREE PRESERVATION AREAS INTERNAL TO THE PROJECT AND NOTED ON PLANS.
21. PLANTS IDENTIFIED IN ALTERNATIVE AREAS ARE TO BE BID SEPARATELY.
22. ALL BEDS ARE TO BE TILLED TO A DEPTH OF 8" WITH THE ADDITION OF: (1) 3.8 CU. FT. BALE OR SPHAGNUM PEAT MOSS PER 40 SQ. FT. OF BED AREA: (25#) 10-10-10 FERTILIZER PER 1000 SQ. FT..
23. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AVAILABLE AT THE JOB SITE FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
24. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
25. IF TREES ARE STAKED THAN THE GUYS SHALL BE REGULARLY MONITORED INSURE THERE ARE NO DETRIMENTAL EFFECTS TO THE TREE. ALL TREE STAKES AND GUYS SHALL BE REMOVED NO LATER THAN ONE GROWING SEASON AFTER PLANTING.
26. EXISTING TREES SHOWN ON AN APPROVED TREE PRESERVATION OR LANDSCAPE PLAN AS BEING PRESERVED THAT ARE REMOVED OR DAMAGES DURING CONSTRUCTION SHALL BE REPLACED WITH THE EQUIVALENT NUMBER OF CALIPER INCHES OF A SIMILAR SPECIES.

PLANTING NOTE:

ALL INSTALLED PLANTS SHALL BE INSTALLED WITH DIE-HARD TRANSPLANT FROM HORTICULTURAL ALLIANCE (1-800-628-6373) SHALL BE APPLIED TO ALL PROPOSED PLANT MATERIAL AS PER MANUFACTURERS SUGGESTED RATES AND SPECIFICATIONS.

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THOMPSON MACHINERY
THOMPSON'S STATION, TENNESSEE

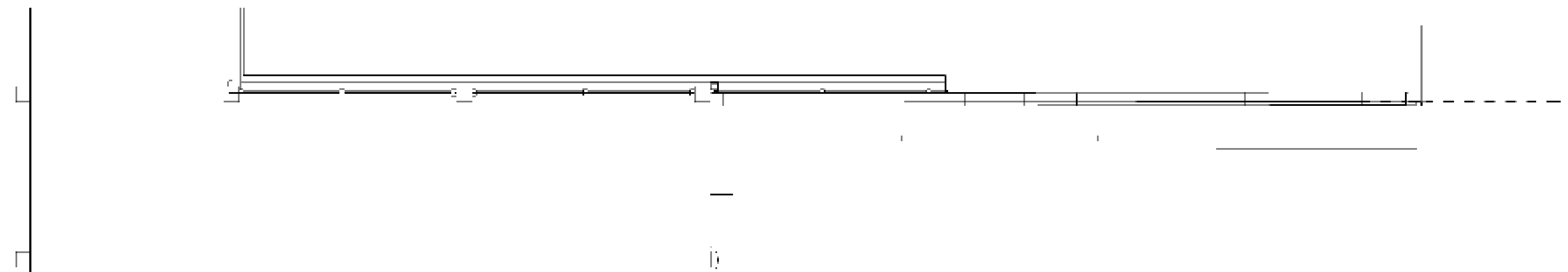
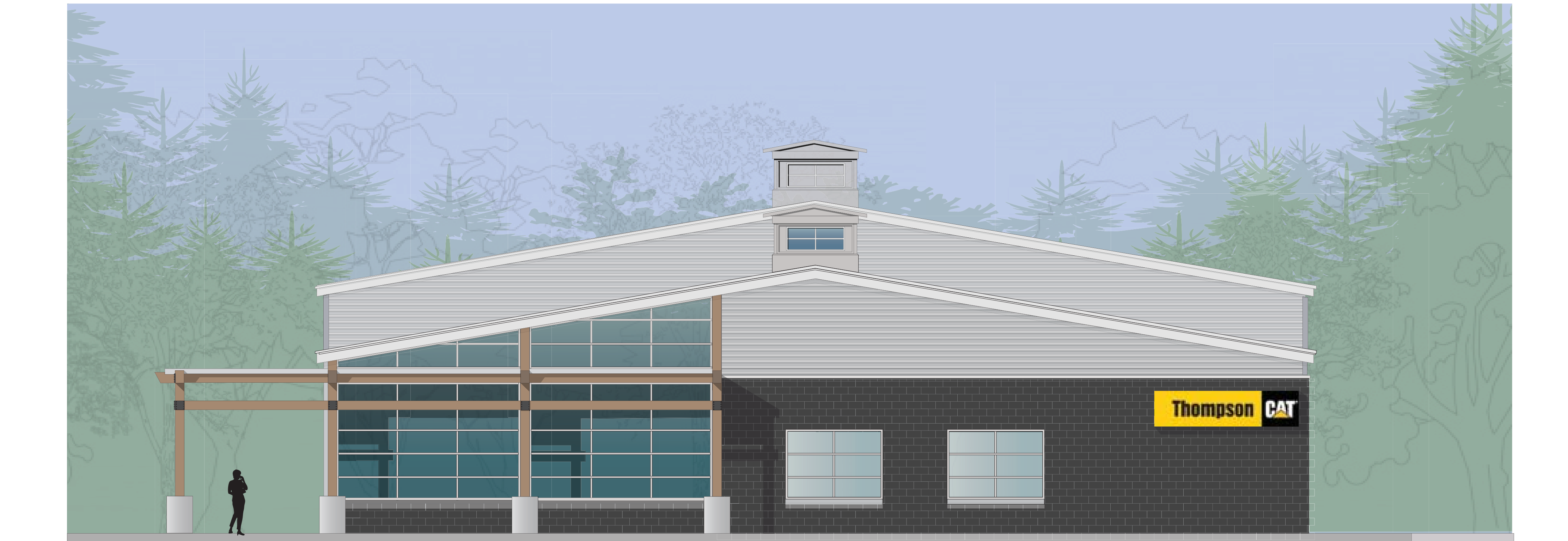


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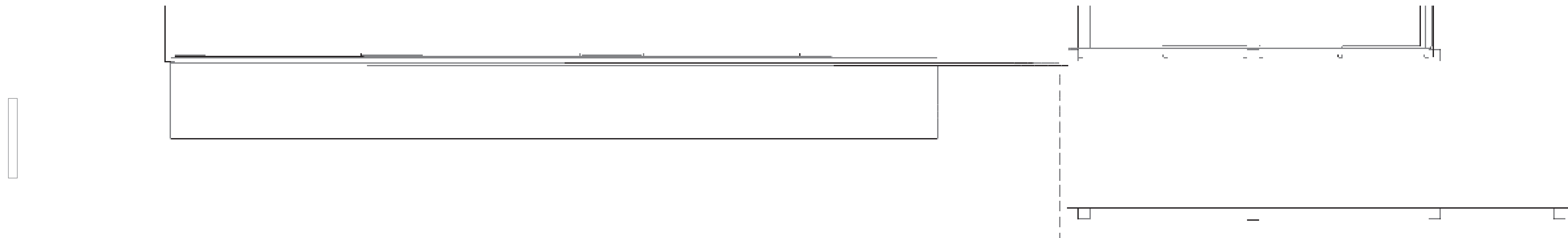
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DRAWN BY: MKB
CHECKED BY: JAR
DATE: 10.03.2017
KVD PROJECT NO. 17001

LANDSCAPE NOTES

SHEET NUMBER
L4-00



NORTH WEST ELEVATION



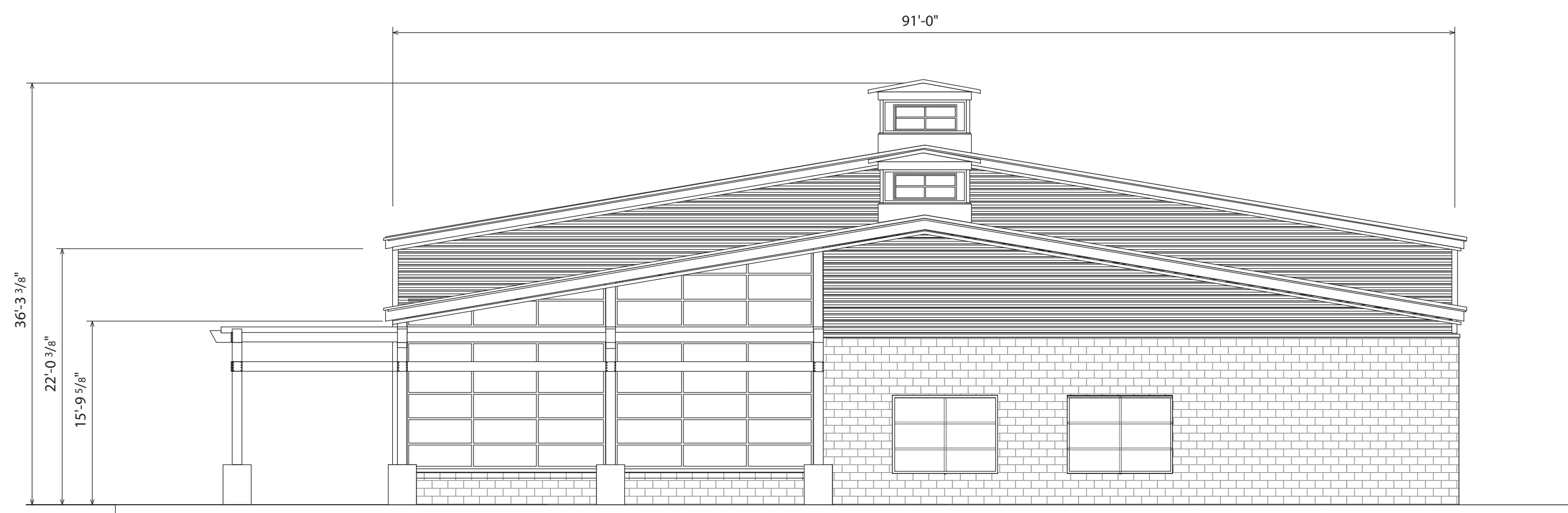
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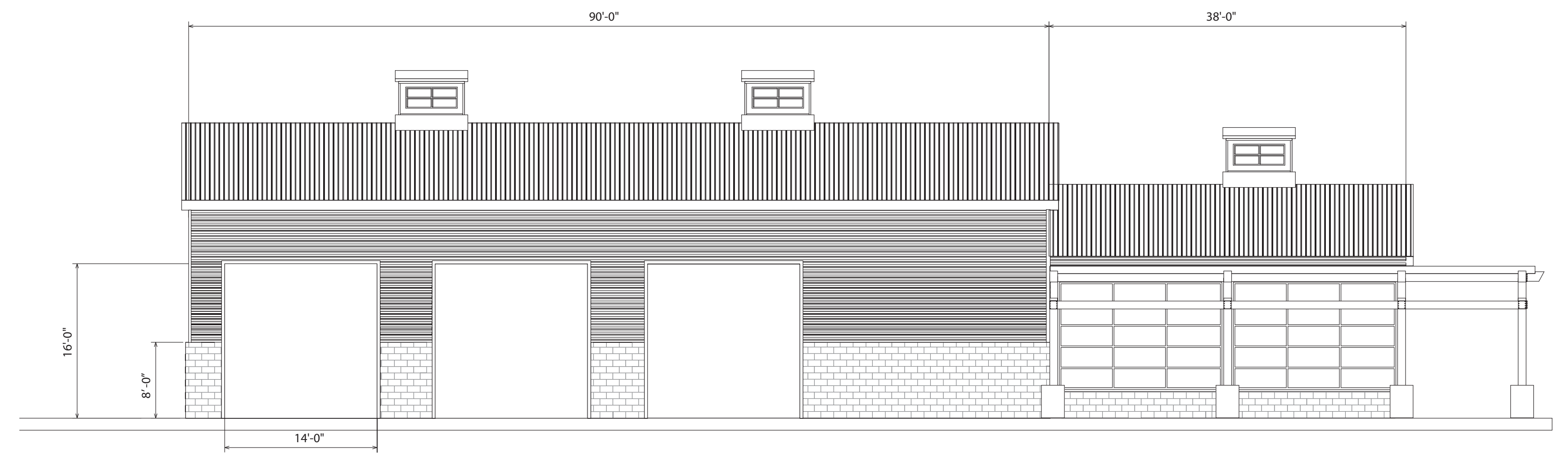
SOUTH EAST ELEVATION



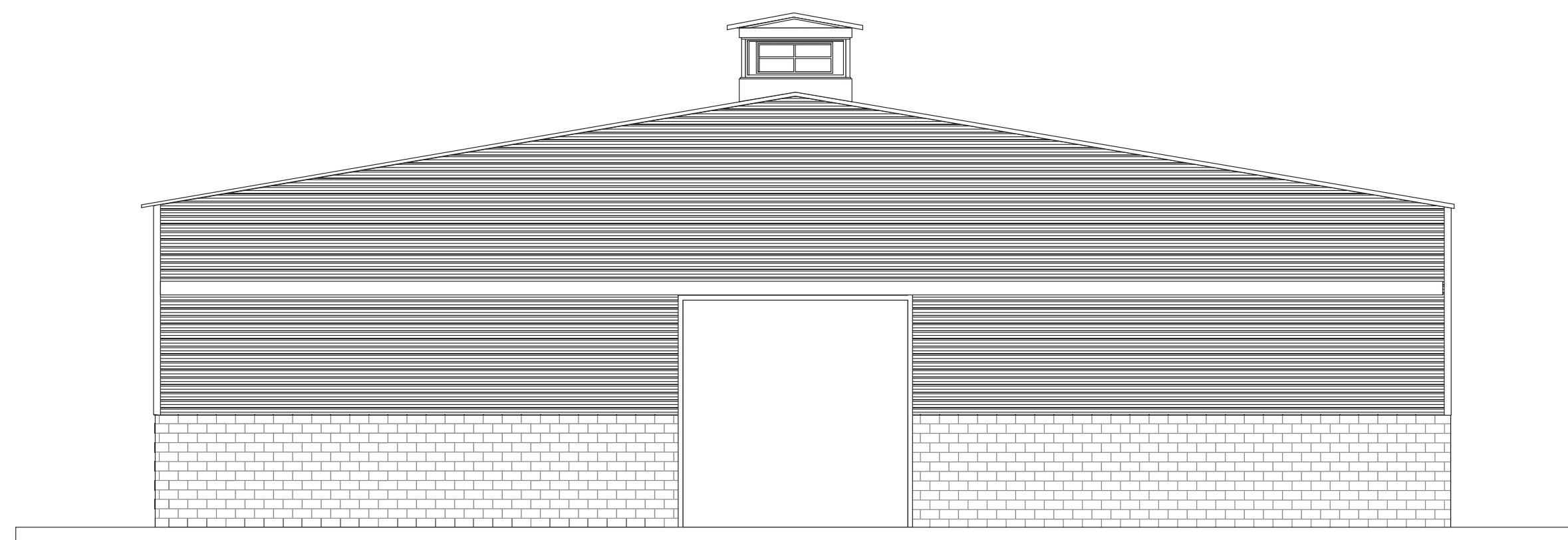
SOUTH WEST ELEVATION



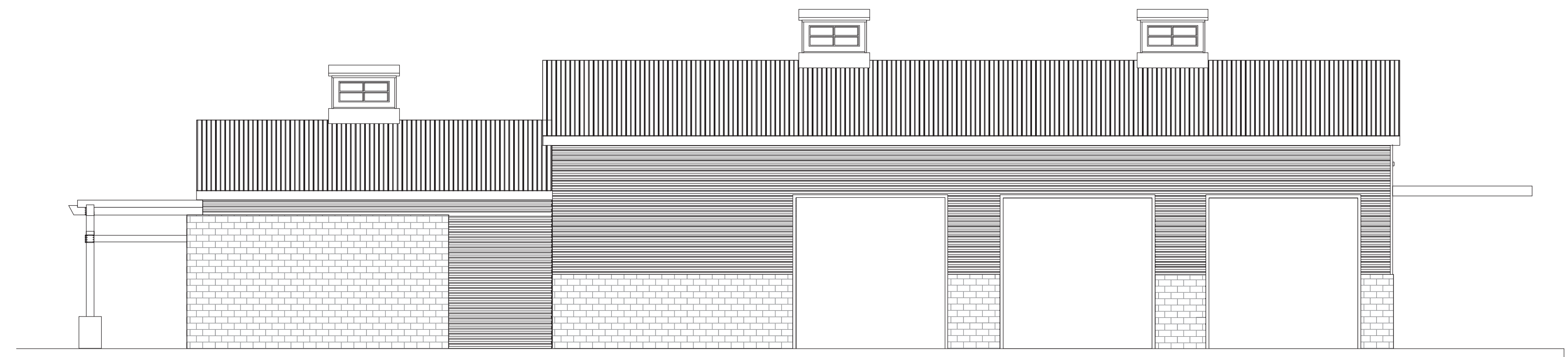
NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION



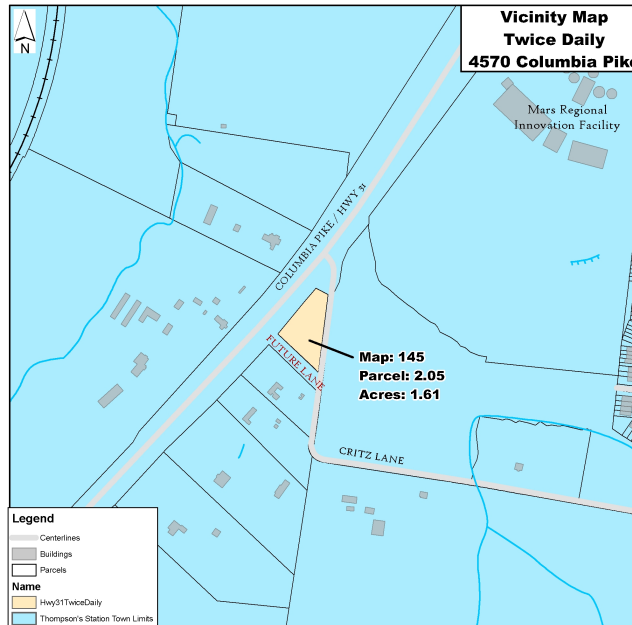
SOUTH WEST ELEVATION

**Thompson's Station Planning Commission
Staff Report - Item 3 (SP 2017-004)
October 24, 2017**

Request for site plan approval of a gas station, drive through coffee shop and convenience center for Twice Daily located at 4570 Columbia Pike.

REQUEST

The applicant, Gresham Smith and Partners on behalf of Twice Daily is requesting approval of a site plan to construct a gas station/drive through coffee shop and convenience center at 4570 Columbia Pike within the Community Commercial (CC) zoning district.



ANALYSIS

Site Plan

Site plan is a plan presenting the general details of the development proposal. 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.

The subject site is 1.61 acres and located at the northeast corner of Columbia Pike and Critz Lane. The site is zoned Community Commercial and is surrounded by vacant land to the north and east, residential uses to the south and residential/agricultural to the east (across Columbia Pike). The Community Commercial zone “includes a range of commercial activities that serve a community or several neighborhoods, and allow larger commercial businesses” (LDO Section 1.2.7). Retail sales including gas stations and drive through establishments are permitted.

The site is proposed to be developed with a 4,800-square foot gas station/convenience center with a drive through coffee shop. The project site will have two entrances, one on Columbia Pike (which may require TDOT approval for change of use), and one on Critz Lane with a driveway width of 24 feet. The project includes a 10-foot, six-inch landscape planter on Columbia Pike and a 10-foot landscape planter on Critz Lane between the roadway and the proposed drive through, which will wrap around the building along the road frontages. The drive through is twenty feet in width and has approximately a seven-car storage queue free and clear of parking and drive aisles. The gas pumps

will be located under a canopy structure located to the side and rear of the primary building. No entry treatment was shown on the site plan and the applicant stated in response to the request for entry treatment to be shown on the site plan was “entry treatment will be included in the signage package.” Trash will be located within an enclosure that is proposed to match the building, however, no additional landscaping to screen the trash area is shown on the plans. As an automotive use, the project is subject to the requirements set forth with Section 4.11.5 of the Land Development Ordinance.

Automotive Uses (Section 4.11.5)

Main buildings and structures shall be located as close as allowable to the public right-of-way, adjacent to landscaping, and the front façade of the main structure shall orient toward the public right-of-way. Automotive bays, canopies, and gasoline pumps, and other garage space access shall be oriented away from public rights-of-way.

The project site is located at the northeast corner of Columbia Pike and Critz Lane (future realigned). The building is set back from approximately 36 feet from Columbia Pike and approximately 34 feet from Critz Lane. The building has a drive through that wraps around the building fronting Columbia Pike and Critz Lane, therefore, no landscaping is provided adjacent to the building. However, a 10.5 landscape planter is proposed along Columbia Pike and a 10-foot landscape planter is proposed along Critz Lane adjacent to the drive through.

Lot coverage for automotive facilities shall include all buildings and canopies on site and shall not exceed 25%. Total amount of impervious surface shall be limited to 40%.

Total square footage of structures on the site is approximately 6,600 square feet for a total lot coverage of approximately 10%, however, the total impervious surface is 70.1%, which exceeds the allowable impervious surface coverage within the LDO.

Parking shall be predominantly located in the rear of the site behind the main structure, where feasible. In cases where a portion of the parking fronts a public right of way, a landscaped hedge shall be provided to screen all parking spaces. The overnight parking or storage of any vehicles shall be fully screened from all public rights-of-way.

The lot fronts two roadways, however all parking is located along the side and the rear of the building. Therefore, the location of the parking meets the intent of the LDO.

A maximum height of 25 feet is permitted for all structures.

The convenience store and drive through coffee shop has a height of 18 feet with a maximum height of 21½ feet at the entrance. The canopy structure has a maximum height of 15 feet. Therefore, the height complies with the LDO.

Internal pedestrian access shall be provided and shall consist of paved walkways, decorative treatments, etc. to clearly identify the pedestrian path.

The plans do not include a pedestrian access. Therefore, staff cannot confirm compliance with this standard.

All non-residential buildings shall be reviewed by the Design Review Committee.

The Design Guidelines seek to promote design excellence in character and compatibility of development to its surroundings. At this time, the applicant has not submitted the design review package or sign details outside of the signage included on the elevation sheets. The applicant stated in response to the staff request for design review materials, that they are not “requesting Design Review approval at this time, only Site Plan approval.” Typically, the site plan and design review process runs

concurrently, however not required and therefore, DRC is not scheduled for this project. The project will be required to be reviewed by the DRC prior to the issuance of any building permits.

Parking

All parking is provided on site and is located to the side and the rear of the primary structure. However, the parking calculations shown on the plans were figured for restaurant use, therefore, Staff requested clarification on the parking. The applicant's response letter states "Twice Daily does not recognize the store as a restaurant, the store does sell pre-prepared food. We have used the number of seats and the square footage left in the convenience market/store to determine parking requirements. The parking counts provide on sheet C200 have been revised to more closely follow the Land Development Ordinance and to reflect the proposed uses." However, the parking calculations on the submitted plans demonstrate the parking was based on restaurant and convenience store uses resulting in a requirement of 21 spaces.

Upon staff review of the plans and based on the LDO, the land uses that should apply to this project are: drive through facility which requires one space for every 250 square feet of area (estimated one space) and gas service station including retail areas which requires one space for every 375 square feet of area (estimated 11 spaces). Therefore, while Staff estimates approximately 12 spaces is required, the parking calculation should be corrected on the plans based on the LDO requirements. Any parking that exceeds the maximum allowable spaces is subject to low impact design (LID).

Signage

The applicant has included the location of three monument signs, two on Columbia Pike and the other on Critz Lane. The elevations for the building and the canopy also show wall signage on the elevations submitted for review. Staff requested additional information and details for signage and the applicant response was that "sign approvals will be requested separately at a later date. This submittal is intended for Site Plan only." The information presented for the three monument signs demonstrates that the quantity and location of the proposed signs does not conform to the LDO. In addition, Staff has concerns related to including information on the site plan for approval without submitting the necessary information to demonstrate compliance with the LDO.

RECOMMENDATION

Based upon the lack of availability of sewer and the lack of compliance with the Town's Land Development Ordinance, Staff recommends denial of the request for site plan to build a gas station, drive through coffee shop and convenience center.

ATTACHMENTS

Site plan packet

SITE DEVELOPMENT PLANS FOR

TWICE DAILY CONVENIENCE STORE



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TWICE DAILY STORE# 6182
COLUMBIA PIKE AND CRITZ LANE
WILLIAMSON COUNTY
THOMPSON'S STATION, TENNESSEE

GS&P PROJECT NO. 29956.05

SITE DATA

TAX MAP 145, PARCEL 2.05
ADDRESS TBD
CITY THOMPSON'S STATION
COUNTY WILLIAMSON
STATE TENNESSEE

CURRENT ZONING CC (COMMUNITY COMMERCE)
AREA 70,026 SQ. FT., 1.61 ACRES

LOT COVERAGE 49,223 SQ. FT., 1.13 ACRES (70.1% COVERAGE)

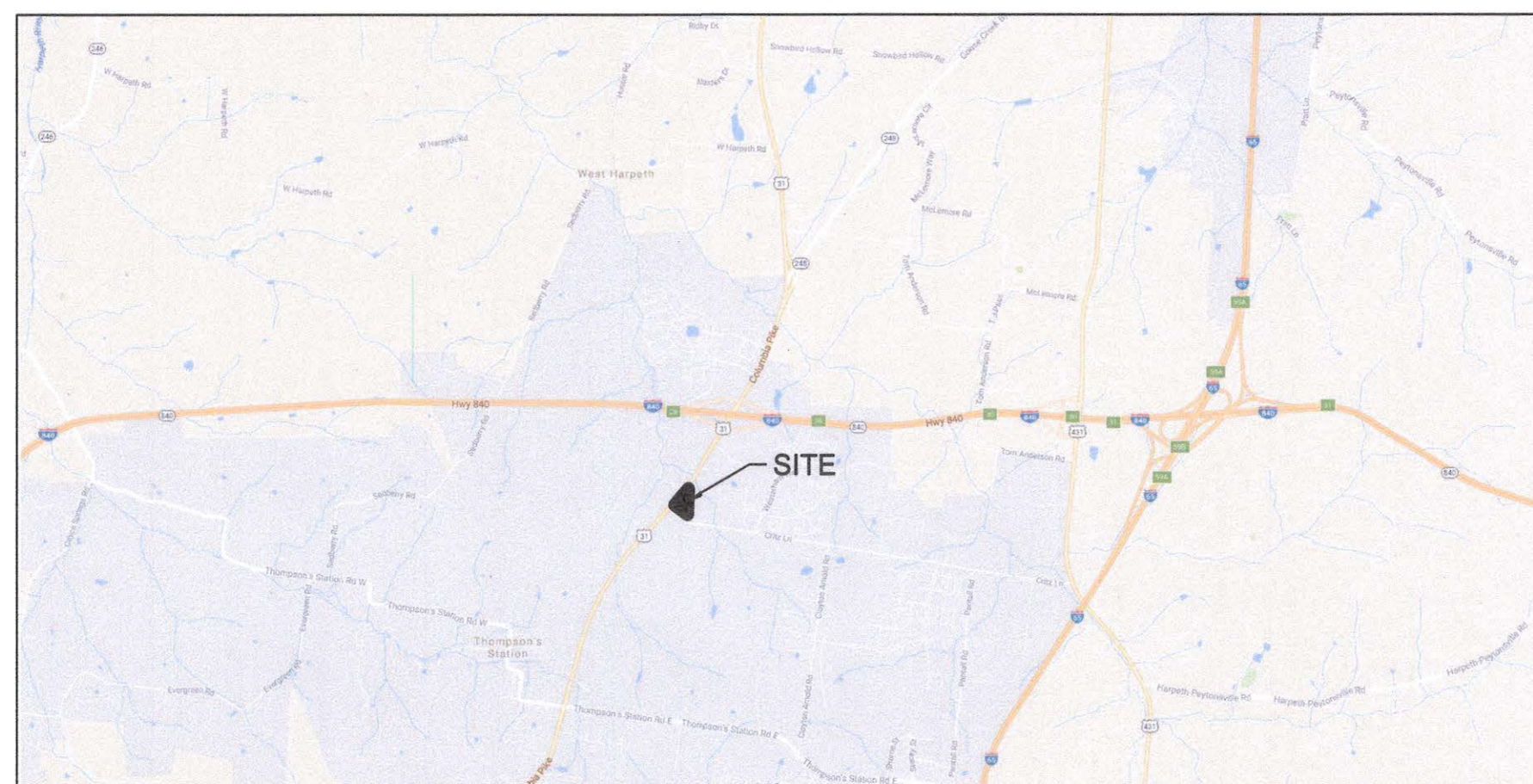
MINIMUM REQUIRED BUILDING SETBACKS
- PRIMARY FRONTAGE 10'
- SECONDARY FRONTAGE 10'
- SIDE LOT LINE 8'
- REAR LOT LINE 15'

PROPOSED USE CONVENIENCE STORE
PROPOSED GROSS BUILDING S.F. 4,800 S.F.
OCCUPANCY TYPE IBC "MERCANTILE"
CONSTRUCTION TYPE TYPE IV-B
PROPOSED BUILDING HEIGHT 18'-0"
PROPOSED CANOPY HEIGHT 15'-0"

PARKING REQUIRED CONVENIENCE STORE/TRAVEL PLAZA = (1 SPACE/375 SF + 1 SPACE/100 SF
OF PATRON WAITING AREA) = 4,500/375 + 300/100 = 15 SPACES
RESTAURANT = (1 SPACE/4 SEATS) = 22 SEATS/4 = 6 SPACES

PARKING REQUIRED 21 SPACES
PARKING PROVIDED 21 SPACES (INCLUDES 2 ACCESSIBLE SPACES)

FLOOD NOTE: THE PROJECT DOES NOT LIE IN THE 100-YEAR FLOODPLAIN PER CURRENT FEMA FIRM PANEL 47187C0335F,
DATED SEPTEMBER 29, 2006.



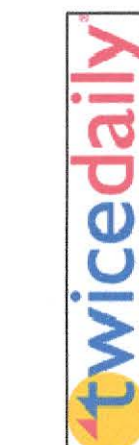
VICINITY MAP

SCALE 1" = 2000'

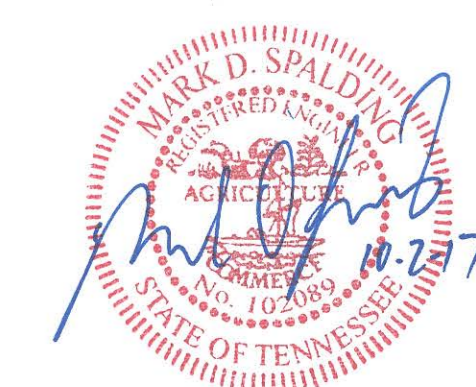


Sheet List Table	
Sheet Number	Sheet Title
C000	COVER SHEET
C100	EXISTING CONDITIONS AND NATURAL RESOURCES
C200	SITE LAYOUT PLAN
C300	GRADING & DRAINAGE PLAN
C500	SITE UTILITY PLAN
L200	LANDSCAPE PLAN

SITE DEVELOPMENT PLANS FOR
TWICE DAILY CONVENIENCE STORE
CRITZ LANE



TWICE DAILY STORE #6182
COLUMBIA PIKE AND CRITZ LANE
THOMPSON'S STATION, TENNESSEE



Revision		
No.	Date	Description
1	10.02.2017	PLANNING COMMENTS

COVER SHEET

C000

PROJECT: 29956.05
DATE: SEPTEMBER 8, 2017

OWNER / DEVELOPER
TRI STAR ENERGY, LLC
1740 Ed Temple Blvd
Nashville, TN 37208
Owner Contact: Charlton Bell
Phone: (615) 313-2457
Email: cbell@tristartn.com

CIVIL ENGINEER
 **GRESHAM
SMITH AND
PARTNERS**
222 2nd Avenue South, Suite 1400
Nashville, Tennessee 37201

CIVIL ENGINEER: Mark Spalding, PE
PHONE: (615) 770-8441
E-MAIL: mark_spalding@gspnet.com

LANDSCAPE ARCHITECT: Trey Rudolph, RLA, CLARB
PHONE: (615) 770-8148
E-MAIL: trey_rudolph@gspnet.com





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SITE DEVELOPMENT PLANS FOR
**TWICE DAILY CONVENIENCE STORE
CRITZ LANE**



TWICE DAILY STORE #6182
COLUMBIA PIKE AND CRITZ LANE
THOMPSON'S STATION, TENNESSEE

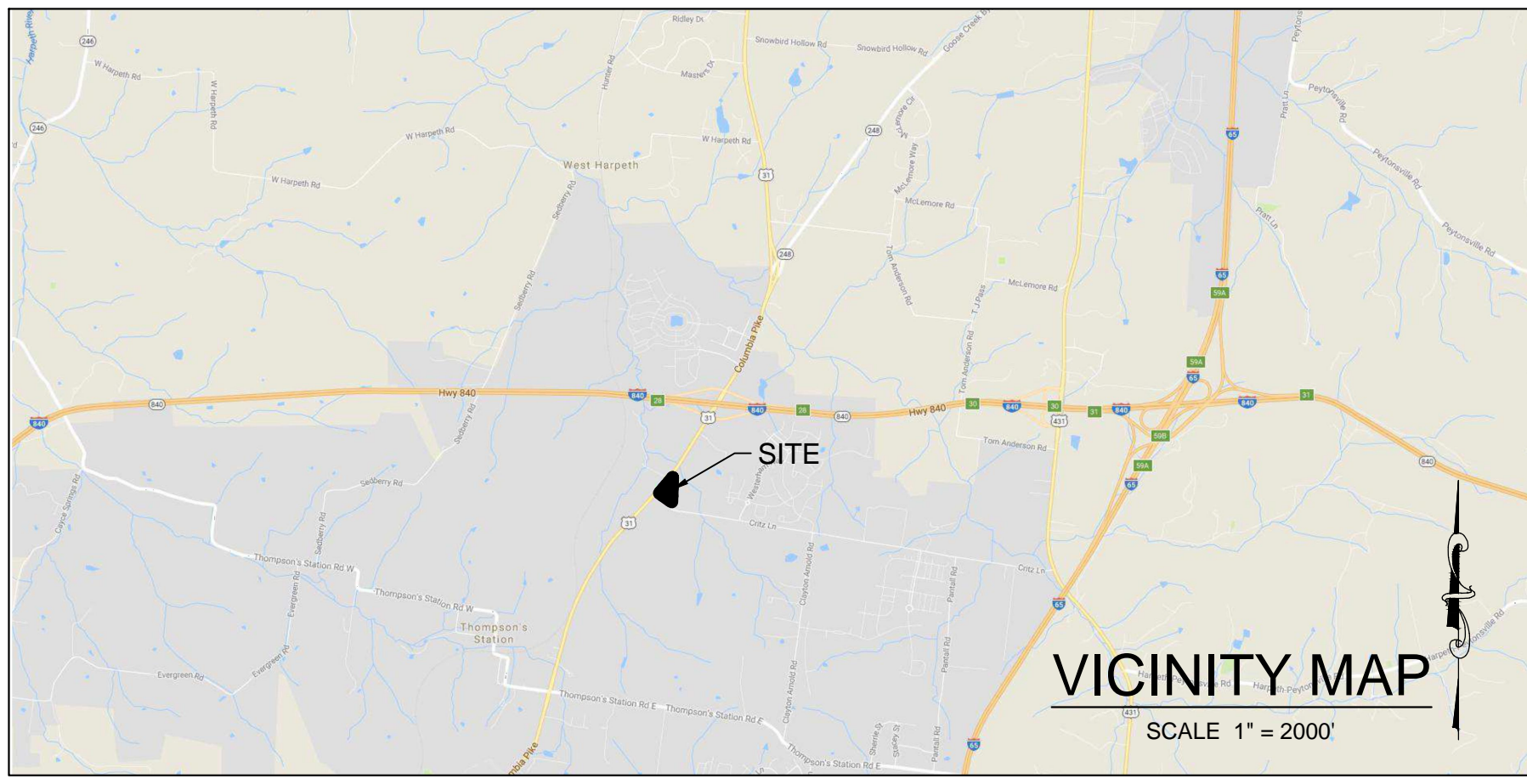
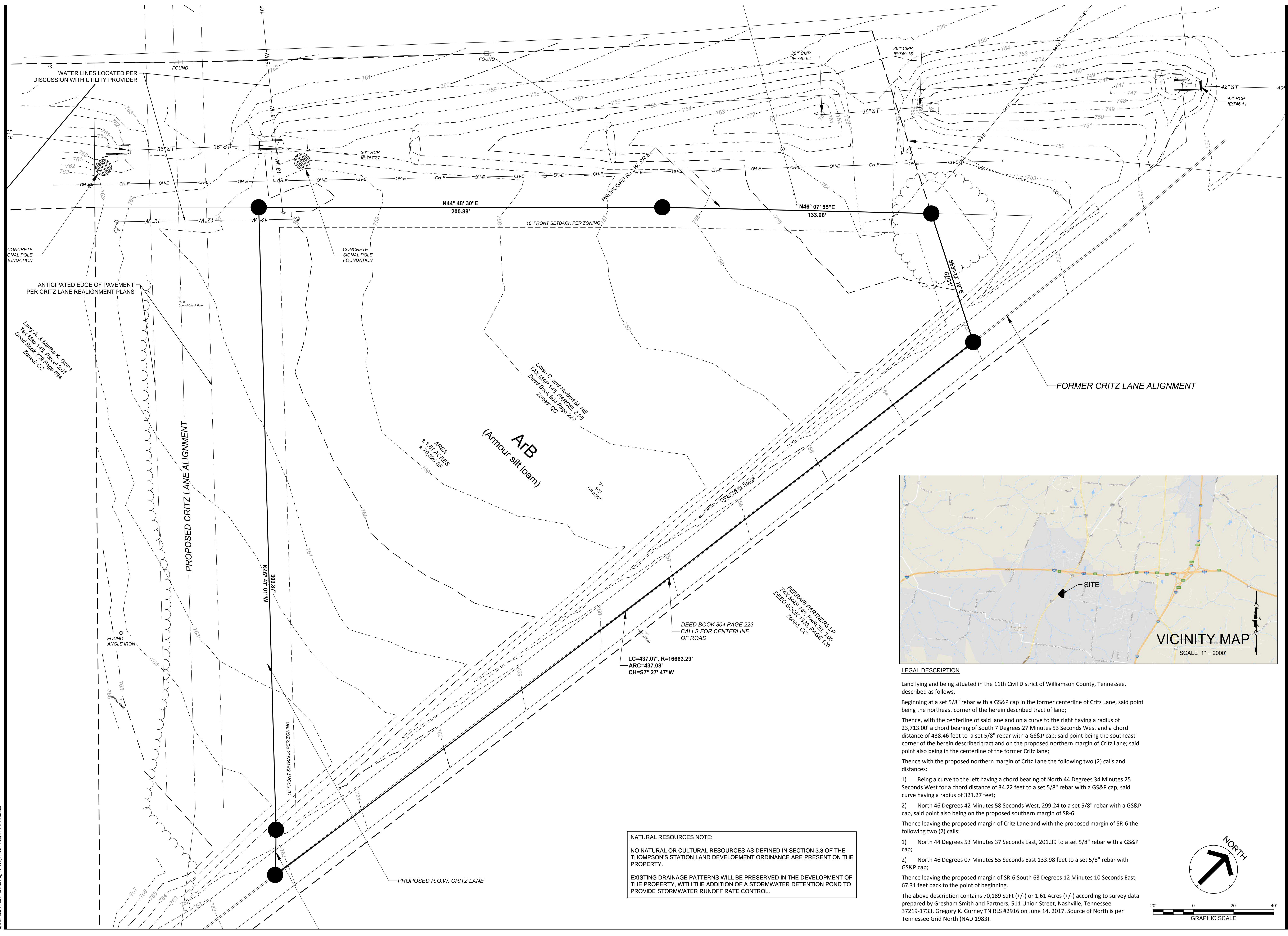
FOR
REFERENCE
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Revision		
No.	Date	Description
1	10.02.2017	PLANNING COMMENTS

EXISTING CONDITIONS AND
NATURAL RESOURCES

C100

PROJECT: 28956.05
DATE: SEPTEMBER 8, 2017



LEGAL DESCRIPTION

Land lying and being situated in the 11th Civil District of Williamson County, Tennessee, described as follows:

Beginning at a set 5/8" rebar with a GS&P cap in the former centerline of Critz Lane, said point being the northeast corner of the herein described tract of land;

Thence, with the centerline of said lane and on a curve to the right having a radius of 23,713.00' a chord bearing of South 7 Degrees 27 Minutes 53 Seconds West and a chord distance of 438.46 feet to a set 5/8" rebar with a GS&P cap; said point being the southeast corner of the herein described tract and on the proposed northern margin of Critz Lane; said point also being in the centerline of the former Critz lane;

Thence with the proposed northern margin of Critz Lane the following two (2) calls and distances:

- 1) Being a curve to the left having a chord bearing of North 44 Degrees 34 Minutes 25 Seconds West for a chord distance of 34.22 feet to a set 5/8" rebar with a GS&P cap, said curve having a radius of 321.27 feet;
- 2) North 46 Degrees 42 Minutes 58 Seconds West, 299.24 to a set 5/8" rebar with a GS&P cap, said point also being on the proposed southern margin of SR-6

Thence leaving the proposed margin of Critz Lane and with the proposed margin of SR-6 the following two (2) calls:

- 1) North 44 Degrees 53 Minutes 37 Seconds East, 201.39 to a set 5/8" rebar with a GS&P cap;
- 2) North 46 Degrees 07 Minutes 55 Seconds East 133.98 feet to a set 5/8" rebar with GS&P cap;

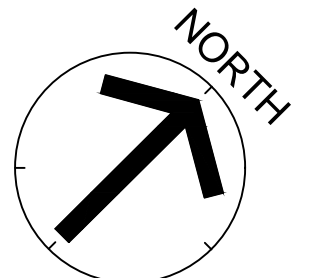
Thence leaving the proposed margin of SR-6 South 63 Degrees 12 Minutes 10 Seconds East, 67.31 feet back to the point of beginning.

The above description contains 70,189 SqFt (+/-) or 1.61 Acres (+/-) according to survey data prepared by Gresham Smith and Partners, 511 Union Street, Nashville, Tennessee 37219-1733, Gregory K. Gurney TN RLS #2916 on June 14, 2017. Source of North is per Tennessee Grid North (NAD 1983).

NATURAL RESOURCES NOTE:

NO NATURAL OR CULTURAL RESOURCES AS DEFINED IN SECTION 3.3 OF THE THOMPSON'S STATION LAND DEVELOPMENT ORDINANCE ARE PRESENT ON THE PROPERTY.

EXISTING DRAINAGE PATTERNS WILL BE PRESERVED IN THE DEVELOPMENT OF THE PROPERTY, WITH THE ADDITION OF A STORMWATER DETENTION POND TO PROVIDE STORMWATER RUNOFF RATE CONTROL.



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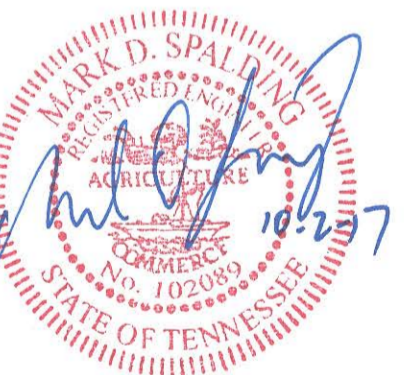
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SITE DEVELOPMENT PLANS FOR
**TWICE DAILY CONVENIENCE STORE
CRITZ LANE**

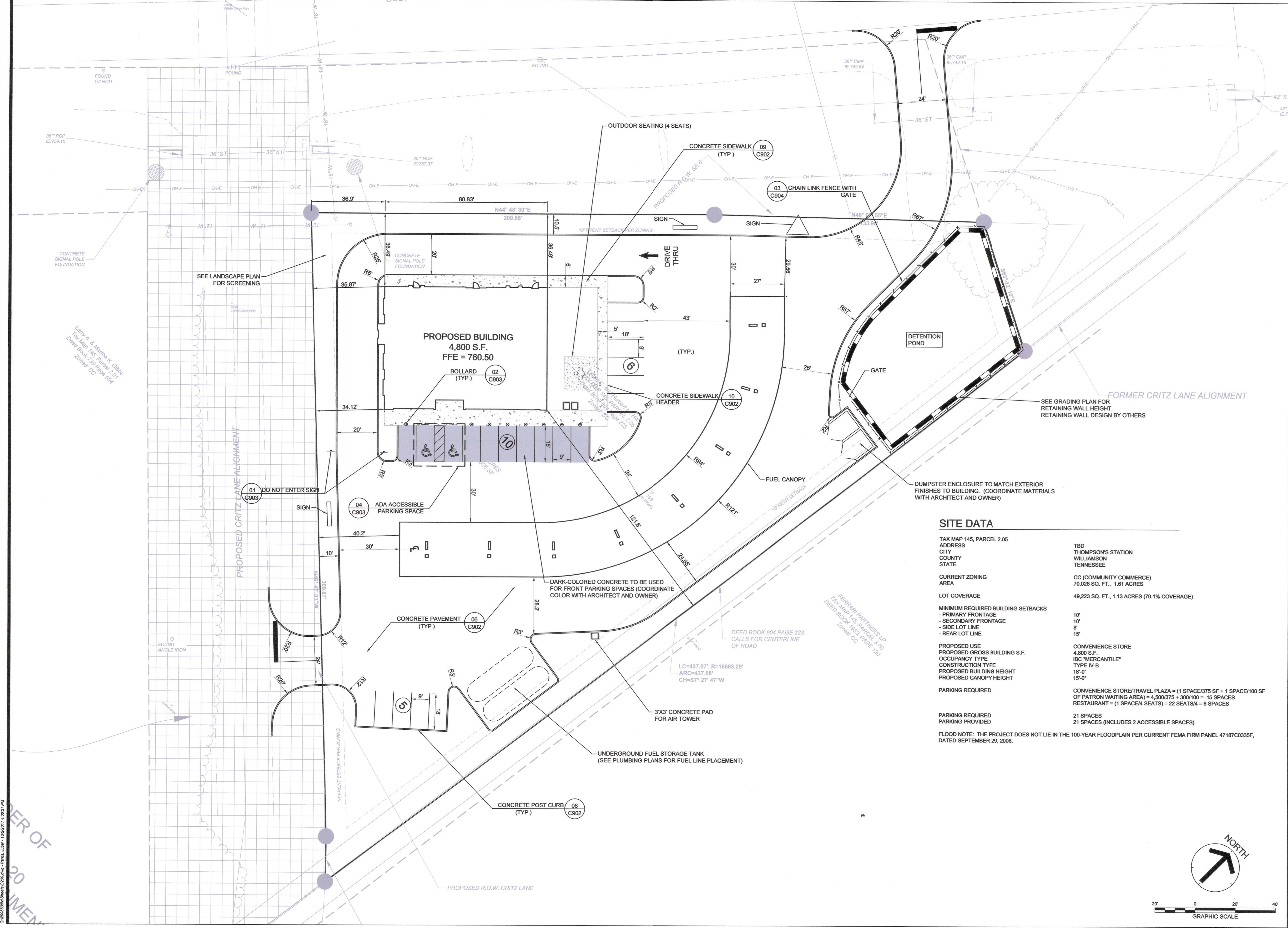


Revision		
No.	Date	Description
1	10.02.2017	PLANNING COMMENTS

SITE LAYOUT PLAN

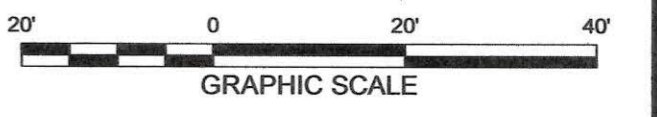
C200

PROJECT: 29956.05
DATE: SEPTEMBER 8, 2017

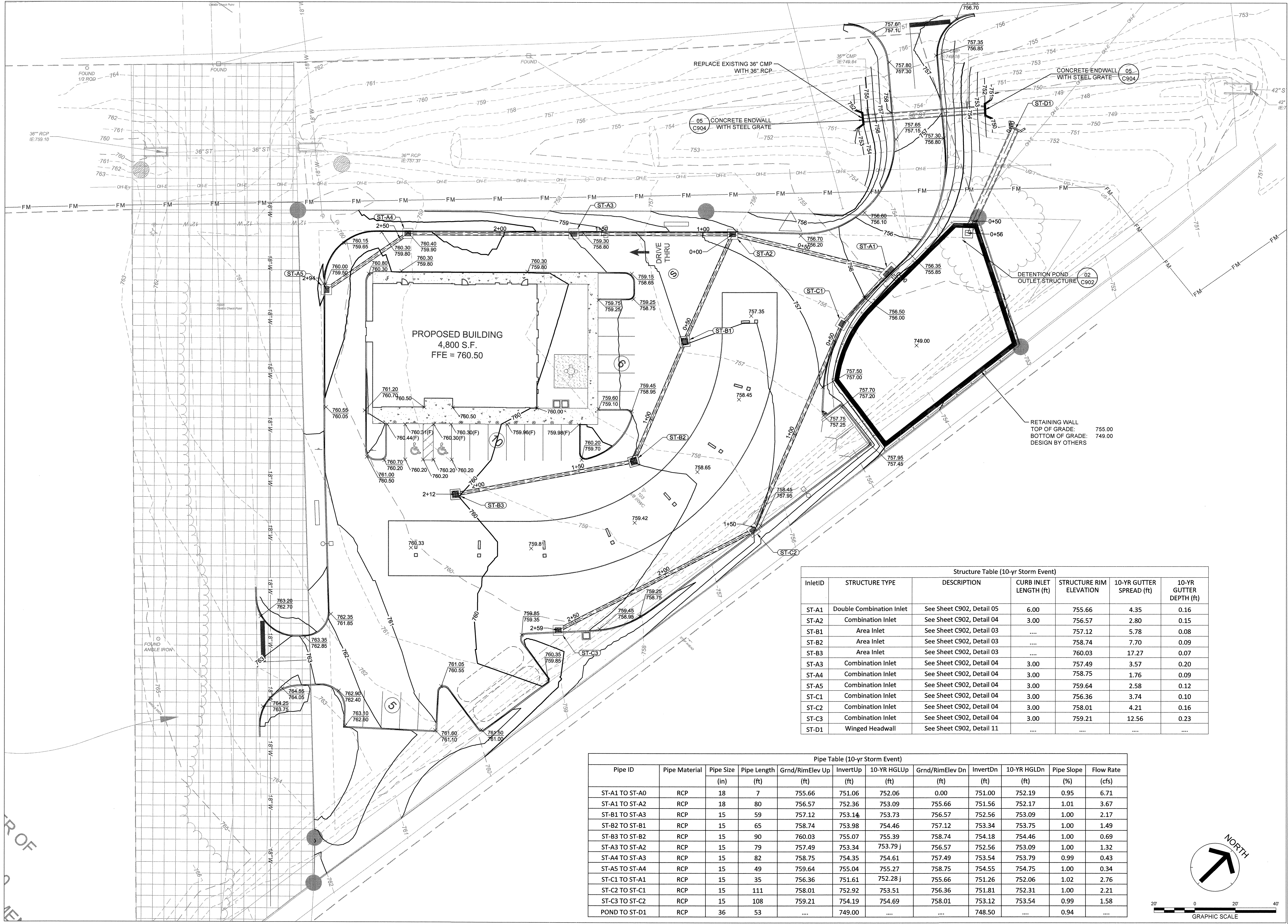


SITE DATA

TAX MAP 145, PARCEL 2.05	TBD
ADDRESS	THOMPSON'S STATION
CITY	WILLIAMSON
COUNTY	TENNESSEE
STATE	
CURRENT ZONING AREA	CC (COMMUNITY COMMERCE)
	70,026 SQ. FT., 1.61 ACRES
LOT COVERAGE	49,223 SQ. FT., 1.13 ACRES (70.1% COVERAGE)
MINIMUM REQUIRED BUILDING SETBACKS	
- PRIMARY FRONTAGE	10'
- SECONDARY FRONTAGE	10'
- SIDE LOT LINE	8'
- REAR LOT LINE	15'
PROPOSED USE	CONVENIENCE STORE
PROPOSED GROSS BUILDING S.F.	4,800 S.F.
OCCUPANCY TYPE	IBC "MERCANTILE"
CONSTRUCTION TYPE	TYPE IV-B
PROPOSED BUILDING HEIGHT	18'-0"
PROPOSED CANOPY HEIGHT	15'-0"
PARKING REQUIRED	CONVENIENCE STORE/TRAVEL PLAZA = (1 SPACE/375 SF + 1 SPACE/100 SF OF PATRON WAITING AREA) = 4,500/375 + 300/100 = 15 SPACES
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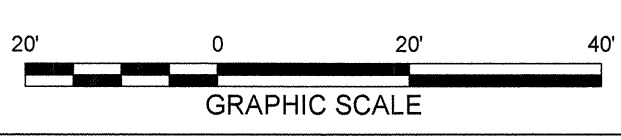


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InletID	STRUCTURE TYPE	DESCRIPTION	CURB INLET LENGTH (ft)	STRUCTURE RIM ELEVATION	10-YR GUTTER SPREAD (ft)	10-YR GUTTER DEPTH (ft)
ST-A1	Double Combination Inlet	See Sheet C902, Detail 05	6.00	755.66	4.35	0.16
ST-A2	Combination Inlet	See Sheet C902, Detail 04	3.00	756.57	2.80	0.15
ST-B1	Area Inlet	See Sheet C902, Detail 03	....	757.12	5.78	0.08
ST-B2	Area Inlet	See Sheet C902, Detail 03	....	758.74	7.70	0.09
ST-B3	Area Inlet	See Sheet C902, Detail 03	....	760.03	17.27	0.07
ST-A3	Combination Inlet	See Sheet C902, Detail 04	3.00	757.49	3.57	0.20
ST-A4	Combination Inlet	See Sheet C902, Detail 04	3.00	758.75	1.76	0.09
ST-A5	Combination Inlet	See Sheet C902, Detail 04	3.00	759.64	2.58	0.12
ST-C1	Combination Inlet	See Sheet C902, Detail 04	3.00	756.36	3.74	0.10
ST-C2	Combination Inlet	See Sheet C902, Detail 04	3.00	758.01	4.21	0.16
ST-C3	Combination Inlet	See Sheet C902, Detail 04	3.00	759.21	12.56	0.23
ST-D1	Winged Headwall	See Sheet C902, Detail 11	....	....	....	....

Pipe ID	Pipe Material	Pipe Size (in)	Pipe Length (ft)	Grnd/RimElev Up (ft)	InvertUp (ft)	10-YR HGLUp (ft)	Grnd/RimElev Dn (ft)	InvertDn (ft)	10-YR HGLDn (ft)	Pipe Slope (%)	Flow Rate (cfs)
ST-A1 TO ST-A0	RCP	18	7	755.66	751.06	752.06	0.00	751.00	752.19	0.95	6.71
ST-A1 TO ST-A2	RCP	18	80	756.57	752.36	753.09	755.66	751.56	752.17	1.01	3.67
ST-B1 TO ST-A3	RCP	15	59	757.12	753.14	753.73	756.57	752.56	753.09	1.00	2.17
ST-B2 TO ST-B1	RCP	15	65	758.74	753.98	754.46	757.12	753.34	753.75	1.00	1.49
ST-B3 TO ST-B2	RCP	15	90	760.03	755.07	755.39	758.74	754.18	754.46	1.00	0.69
ST-A3 TO ST-A2	RCP	15	79	757.49	753.34	753.79	756.57	752.56	753.09	1.00	1.32
ST-A4 TO ST-A3	RCP	15	82	758.75	754.35	754.61	757.49	753.54	753.79	0.99	0.43
ST-A5 TO ST-A4	RCP	15	49	759.64	755.04	755.27	758.75	754.55	754.75	1.00	0.34
ST-C1 TO ST-A1	RCP	15	35	756.36	751.61	752.28	755.66	751.26	752.06	1.02	2.76
ST-C2 TO ST-C1	RCP	15	111	758.01	752.92	753.51	756.36	751.81	752.31	1.00	2.21
ST-C3 TO ST-C2	RCP	15	108	759.21	754.19	754.69	758.01	753.12	753.54	0.99	1.58
POND TO ST-D1	RCP	36	53	749.00	748.50	0.94



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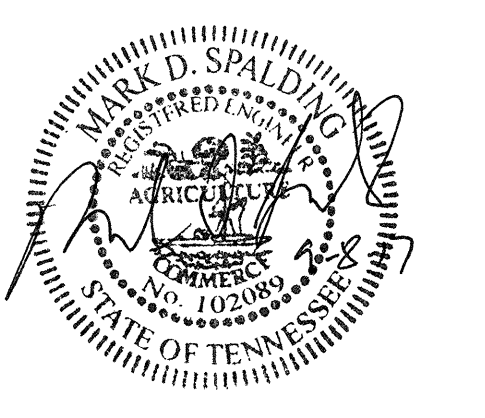
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SITE DEVELOPMENT PLANS FOR
TWICE DAILY CONVENIENCE STORE
CRITZ LANE

twicedaily
TWICE DAILY STORE #6182
COLUMBIA PIKE AND CRITZ LANE
THOMPSON'S STATION, TENNESSEE



No.	Date	Description

GRADING & DRAINAGE PLAN

C300

PROJECT: 29956.05
DATE: SEPTEMBER 8, 2017

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SITE DEVELOPMENT PLANS FOR
TWICE DAILY CONVENIENCE STORE
CRITZ LANE
twicedaily
TWICE DAILY STORE #6182
COLUMBIA PIKE AND CRITZ LANE
THOMPSON'S STATION, TENNESSEE

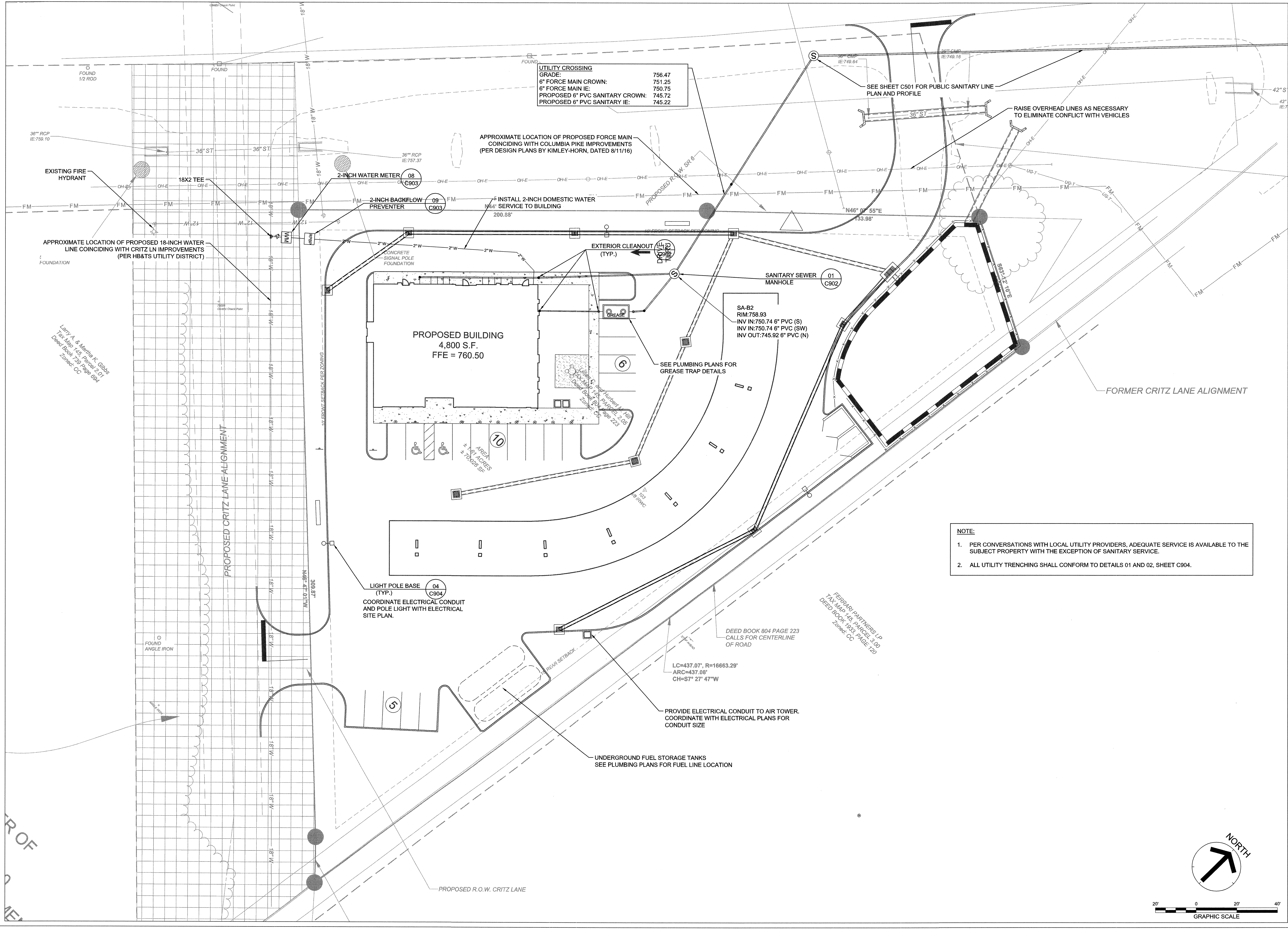


Revision		
No.	Date	Description

SITE UTILITY PLAN

C500

PROJECT: 29656.05
DATE: SEPTEMBER 8, 2017

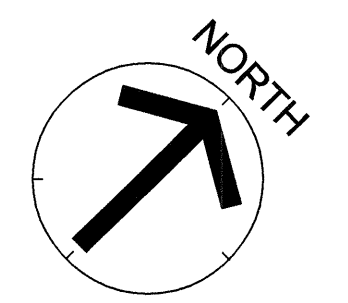


UTILITY CROSSING

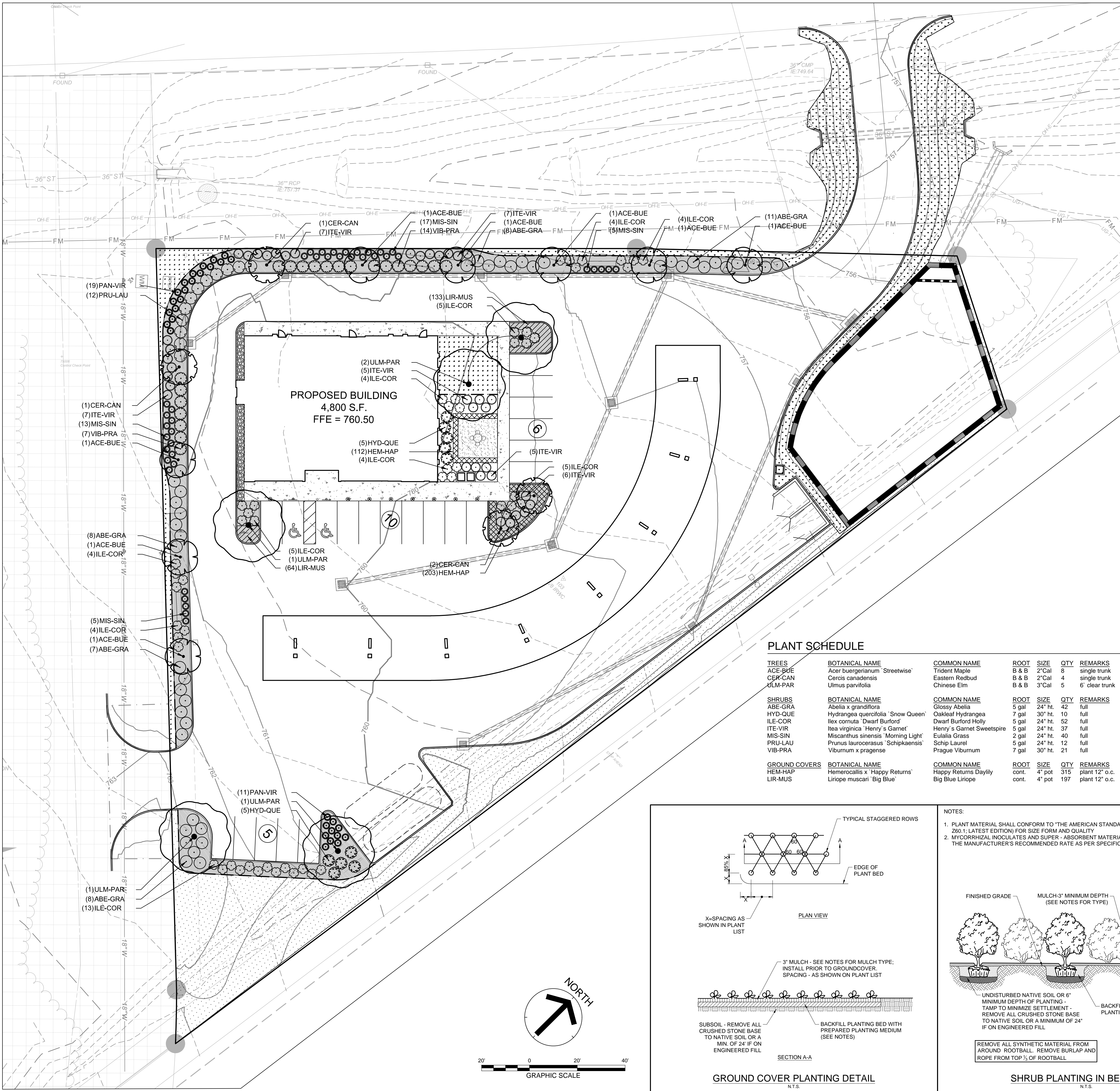
GRADE:	756.47
6" FORCE MAIN CROWN:	751.25
6" FORCE MAIN IE:	750.75
PROPOSED 6" PVC SANITARY CROWN:	745.72
PROPOSED 6" PVC SANITARY IE:	745.22

NOTE:

- PER CONVERSATIONS WITH LOCAL UTILITY PROVIDERS, ADEQUATE SERVICE IS AVAILABLE TO THE SUBJECT PROPERTY WITH THE EXCEPTION OF SANITARY SERVICE.
- ALL UTILITY TRENCHING SHALL CONFORM TO DETAILS 01 AND 02, SHEET C904.



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LANDSCAPE NOTES

- WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRILINES OF TREES OUTSIDE THE LIMIT OF GRADING.
- THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z-60.1, LATEST EDITION, FOR SIZE AND QUALITY.
- NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- ALL AREAS DISTURBED BY UTILITY TRENCHING, SITE AND BUILDING CONSTRUCTION SHALL BE STABILIZED WITH SEEDING AND SODDING AS SHOWN BY THE PLAN.
- SOIL USED FOR PLANTING SHALL CONSIST OF 5 PARTS TOPSOIL, 1 PART SAND AND 2 PARTS ORGANIC MATTER, MIXED WITH 1 POUND OF FERTILIZER PER CUBIC YARD.
 - SAND SHALL BE CLEAN MASONRY SAND.
 - ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.
 - ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.
- PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND SOD AREAS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
- ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH. MULCH SHALL BE SHREDDED HARDWOOD.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
- PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
- THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
- ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING AND SEEDING. PREPARED SOD AND SEED BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER AND OTHER DELETERIOUS MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SEED OR SOD AREAS PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
- SODDED AREAS SHALL HAVE NO BARE AREAS. SEEDING AREAS SHALL BE CONSIDERED ACCEPTABLE WHEN FULL COVERAGE OF THE PERMANENT TURFGRASS SPECIES IS ESTABLISHED.
- CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
- IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
- ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
- ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
- REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.

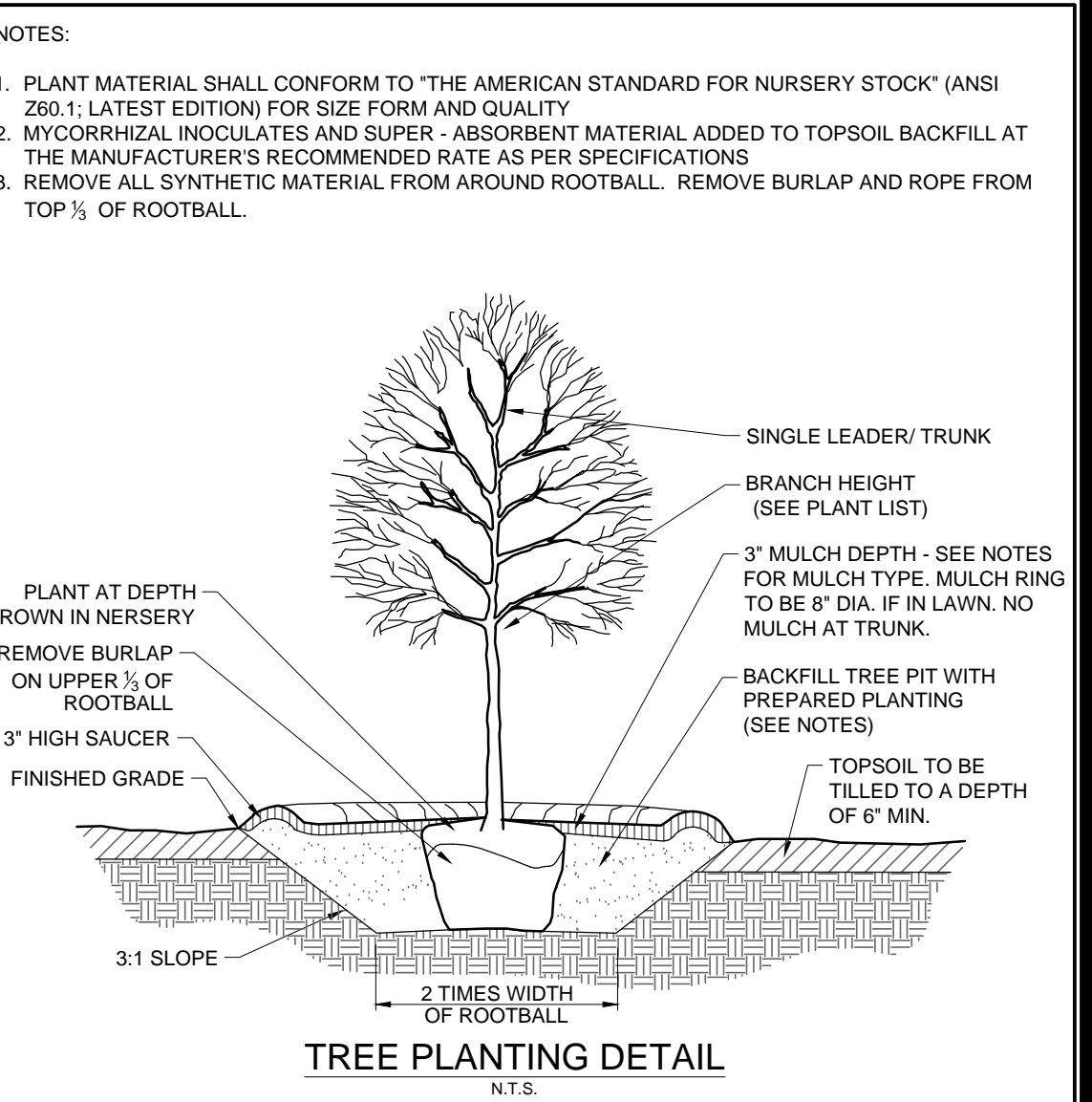
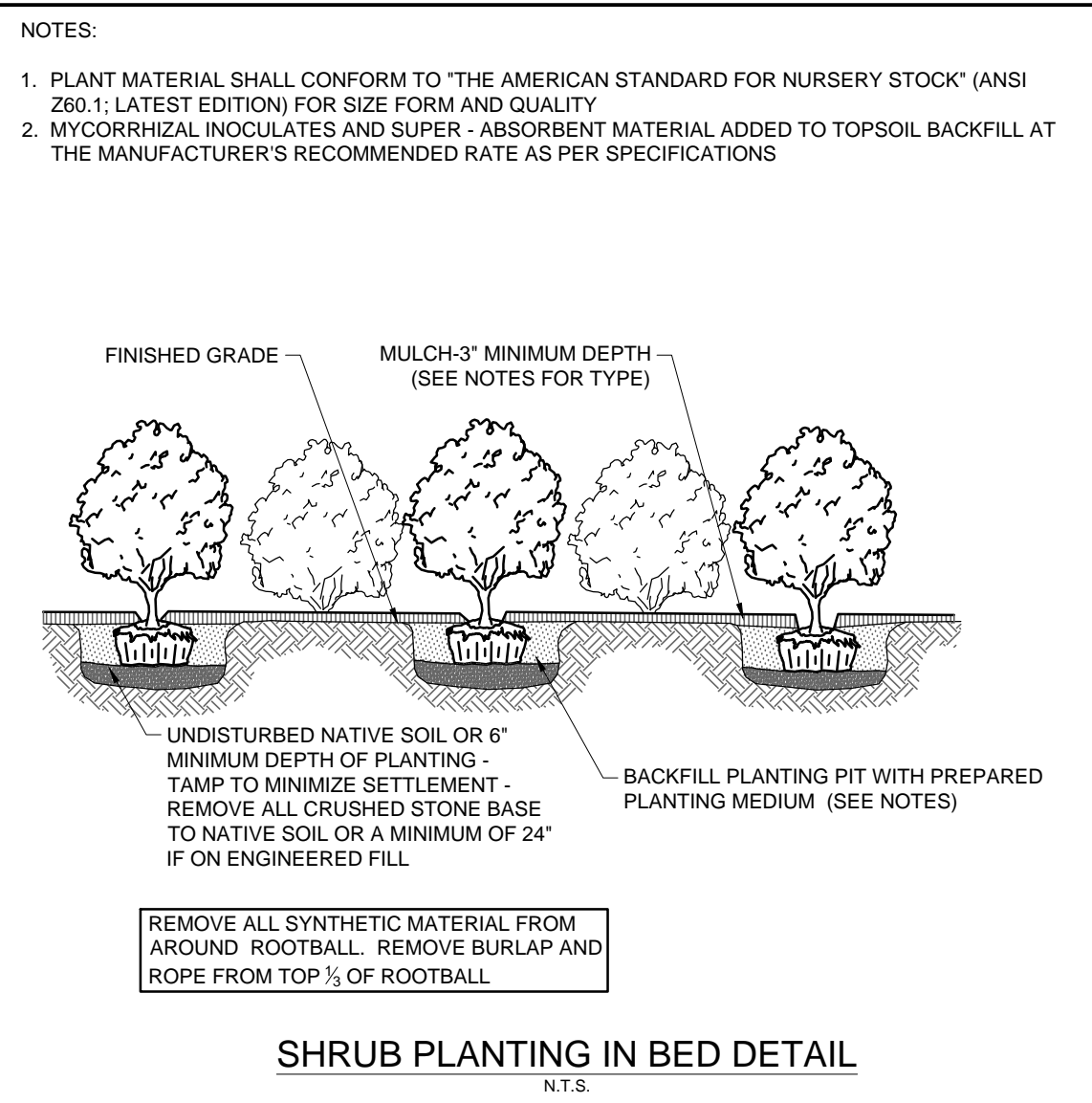
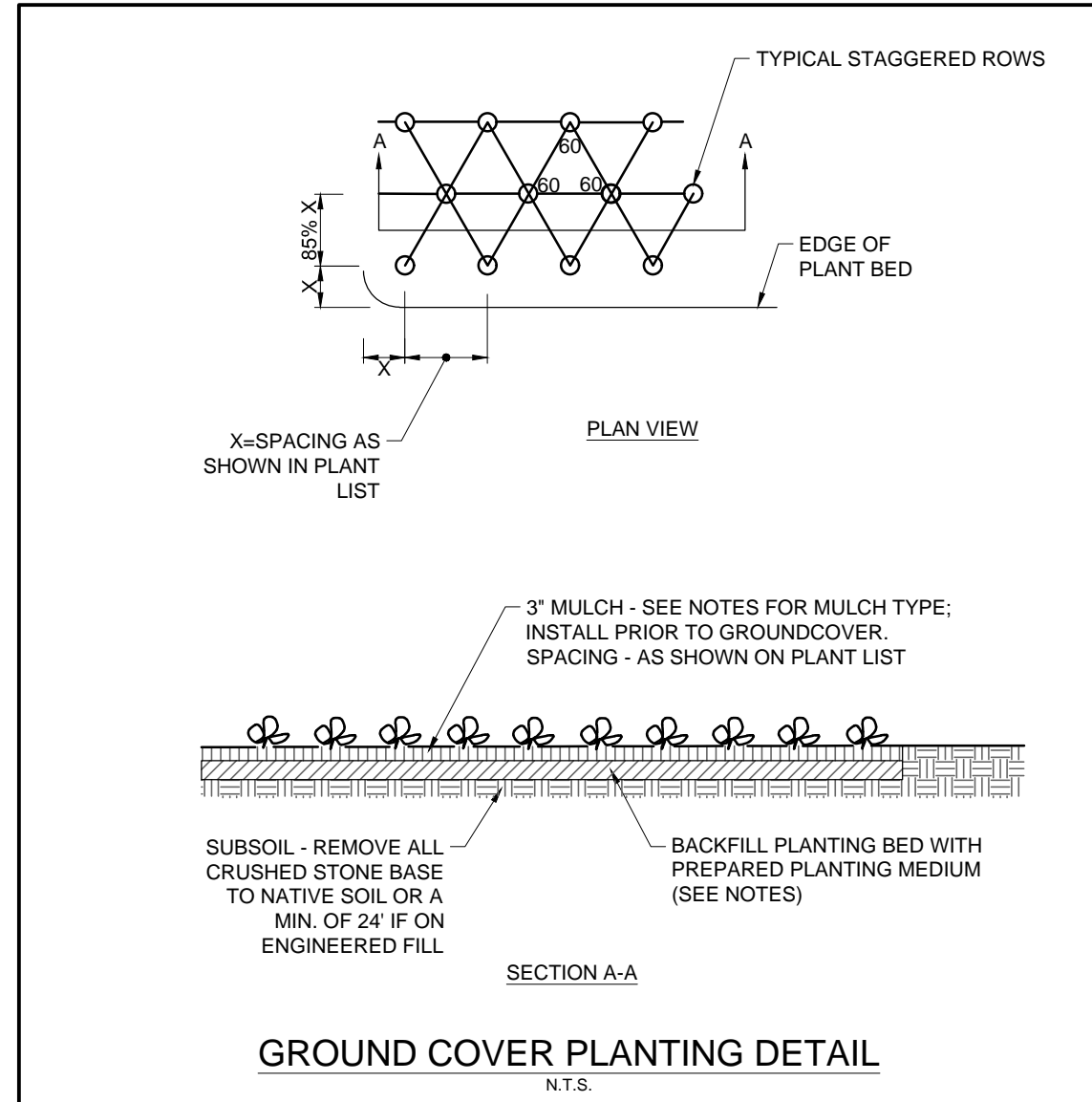
- PLANTING DATES**
 SPRING: MARCH 1 - MAY 1
 FALL: OCTOBER 1 - NOVEMBER 30
24. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
- AREA TO BE SEEDDED WITH KY-31 FESCUE AT THE RATE OF 5 LBS. PER 1,000 S.F. MULCH SEEDED AREAS WITH 1.5 BALES OF STRAW PER 1,000 S.F.
 - AREA TO BE SODDED WITH KY-31 FESCUE
 - AREA TO BE STABILIZED WITH 6" DIA. RIVER COBBLE PLACED OVER PERMEABLE NON-WOVEN WEED BARRIER FABRIC.
 - IRRIGATION COVERAGE AREA. CONTRACTOR TO PROVIDE AS A DESIGN/BUILD ITEM.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY	REMARKS
ACE-BUE	Acer buergerianum 'Streetwise'	Tidest Maple	B & B	2" Cal	8	single trunk
CER-CAN	Cercis canadensis	Eastern Redbud	B & B	2" Cal	4	single trunk
ULM-PAR	Ulmus parvifolia	Chinese Elm	B & B	3" Cal	5	6' clear trunk

SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY	REMARKS
ABE-GRA	Abelia x grandiflora	Glossy Abelia	5 gal	24" ht.	42	full
HYD-QUE	Hydrangea quercifolia 'Snow Queen'	Oakleaf Hydrangea	7 gal	30" ht.	10	full
ILE-COR	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	5 gal	24" ht.	52	full
ITE-VIR	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetshrub	5 gal	24" ht.	37	full
MIS-SIN	Miscanthus sinensis 'Morning Light'	Eulalia Grass	2 gal	24" ht.	40	full
PRU-LAU	Prunus laurocerasus 'Schipkaensis'	Schip Laurel	5 gal	24" ht.	12	full
VIB-PRA	Viburnum x pragnense	Prague Viburnum	7 gal	30" ht.	21	full

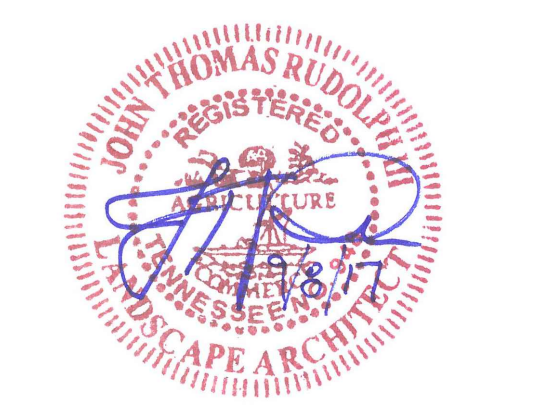
GROUND COVERS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY	REMARKS
HEM-HAP	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	cont.	4" pot	315	plant 12" o.c.
LIR-MUS	Liriodendron muscari	Big Blue Liriope	cont.	4" pot	197	plant 12" o.c.



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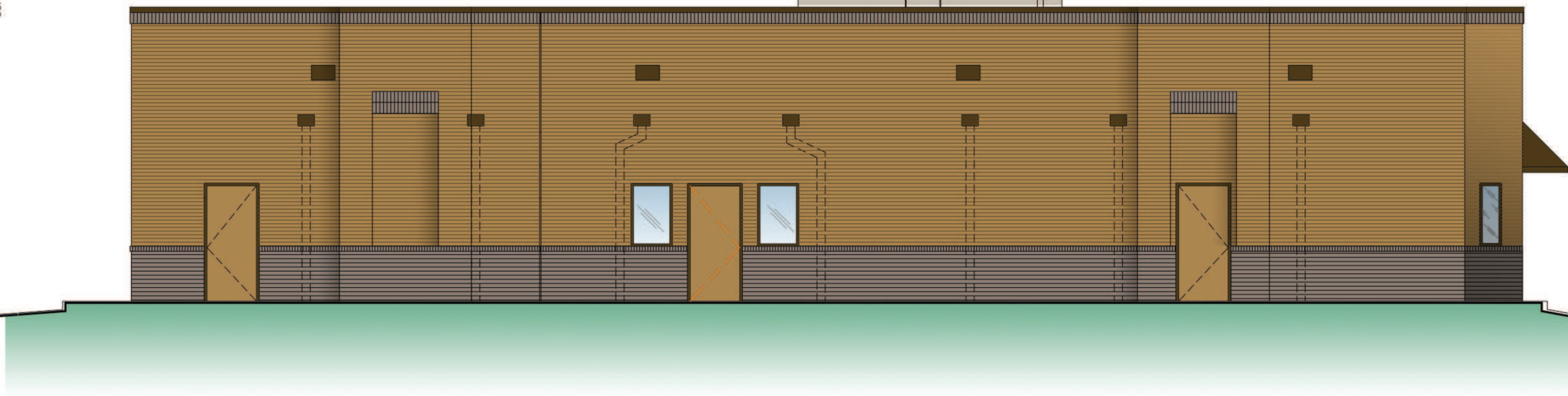
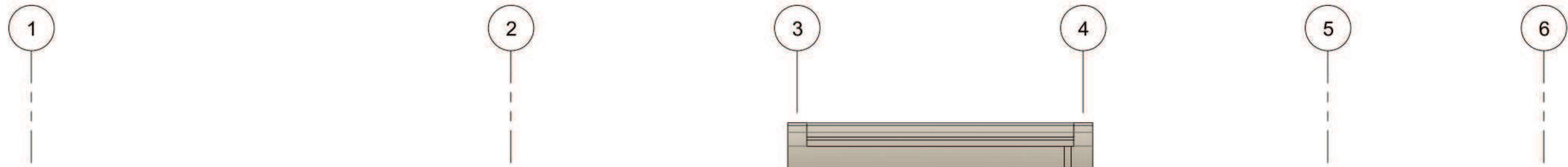
SITE DEVELOPMENT PLANS FOR
TWICE DAILY CONVENIENCE STORE
 CRITZ LANE
 twicedaily
 TWICE DAILY'S STORE #6182
 XXXX COLUMBIA PIKE
 THOMPSON'S STATION, TENNESSEE



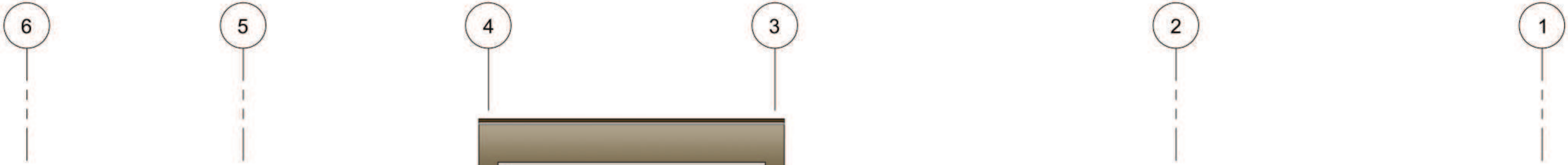
Revision		
No.	Date	Description

LANDSCAPE PLAN
L200
 PROJECT: 29866.05
 DATE: SEPTEMBER 8, 2017

C:\39866\05\SheetL200.dwg - Ruben, Trey - 9/8/2017 1:31:00 PM



2 ELEVATION - REAR 1/4" = 1"
0 1 2 4 FEET



1 ELEVATION - FRONT 1/4" = 1"
0 1 2 4 FEET

A NEW FACILITY FOR THE
TWICE DAILY
6182

CRITZ LANE
& COLUMBIA PIKE
THOMPSON'S STATION
TN 37179



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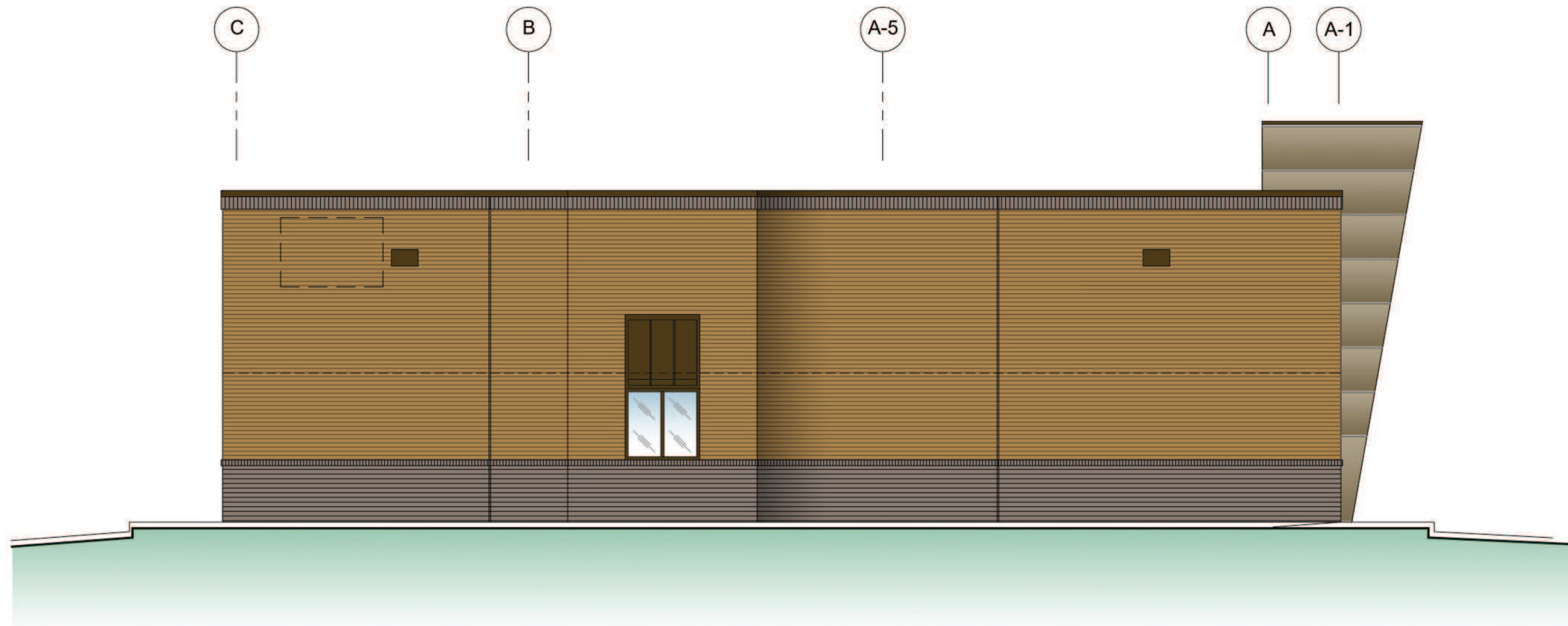
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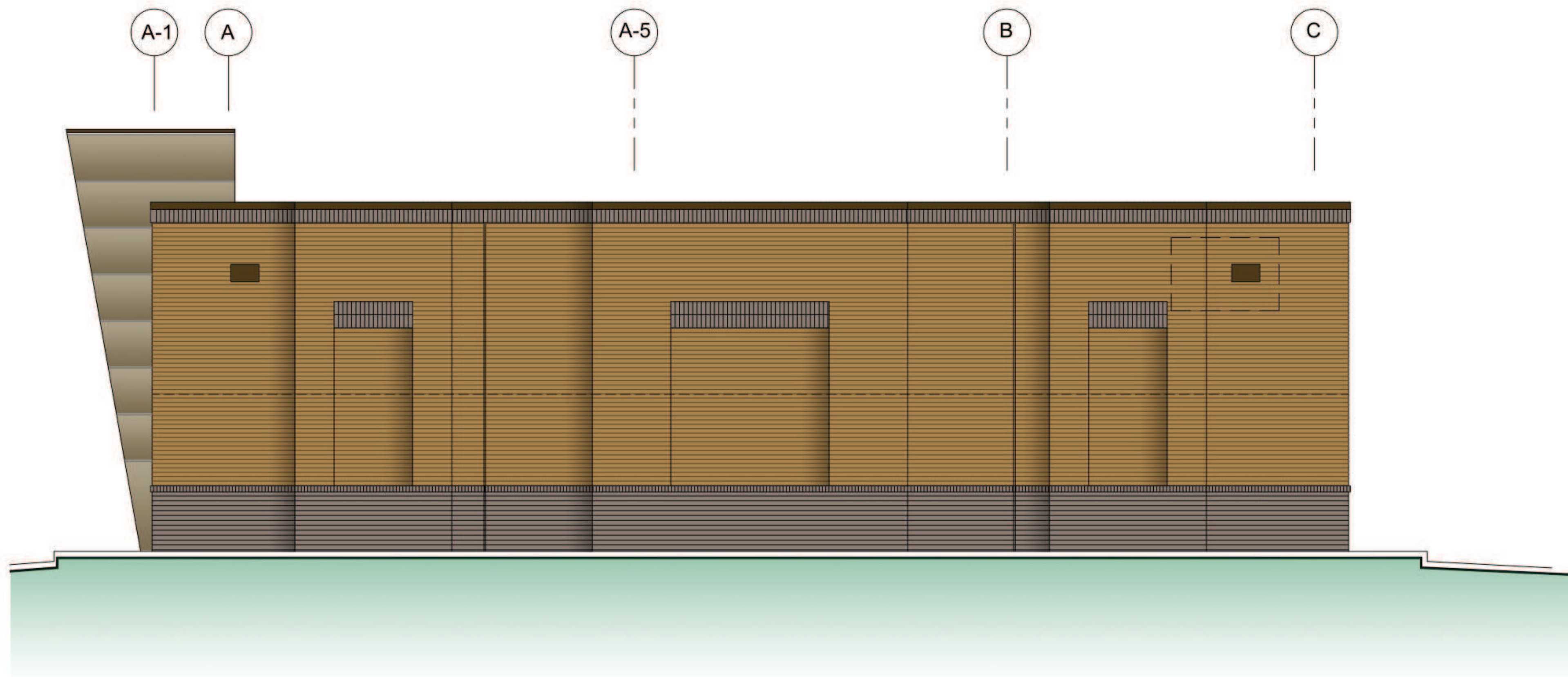
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EXTERIOR
ELEVATIONS
A2.0



2 ELEVATION - SIDE 1/4" = 1'
0 1 2 4 FEET



1 ELEVATION - SIDE 1/4" = 1'
0 1 2 4 FEET

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6182

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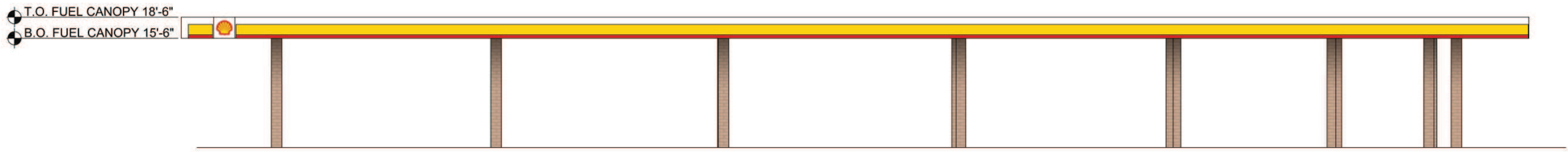
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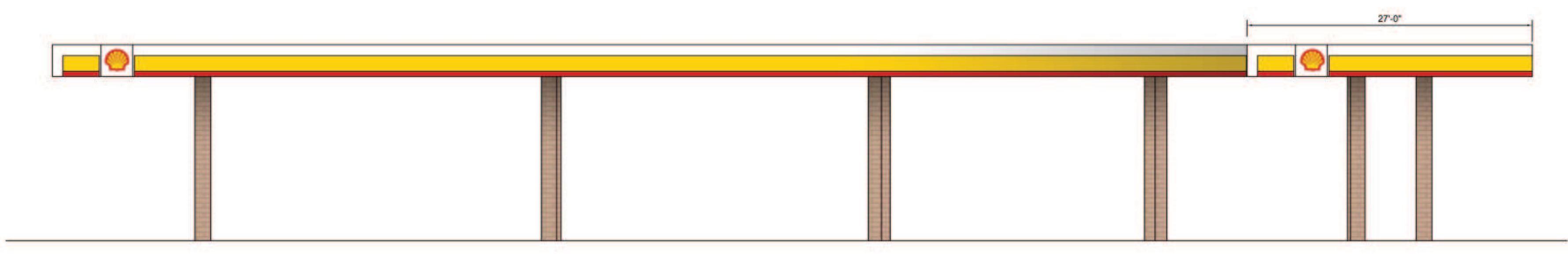
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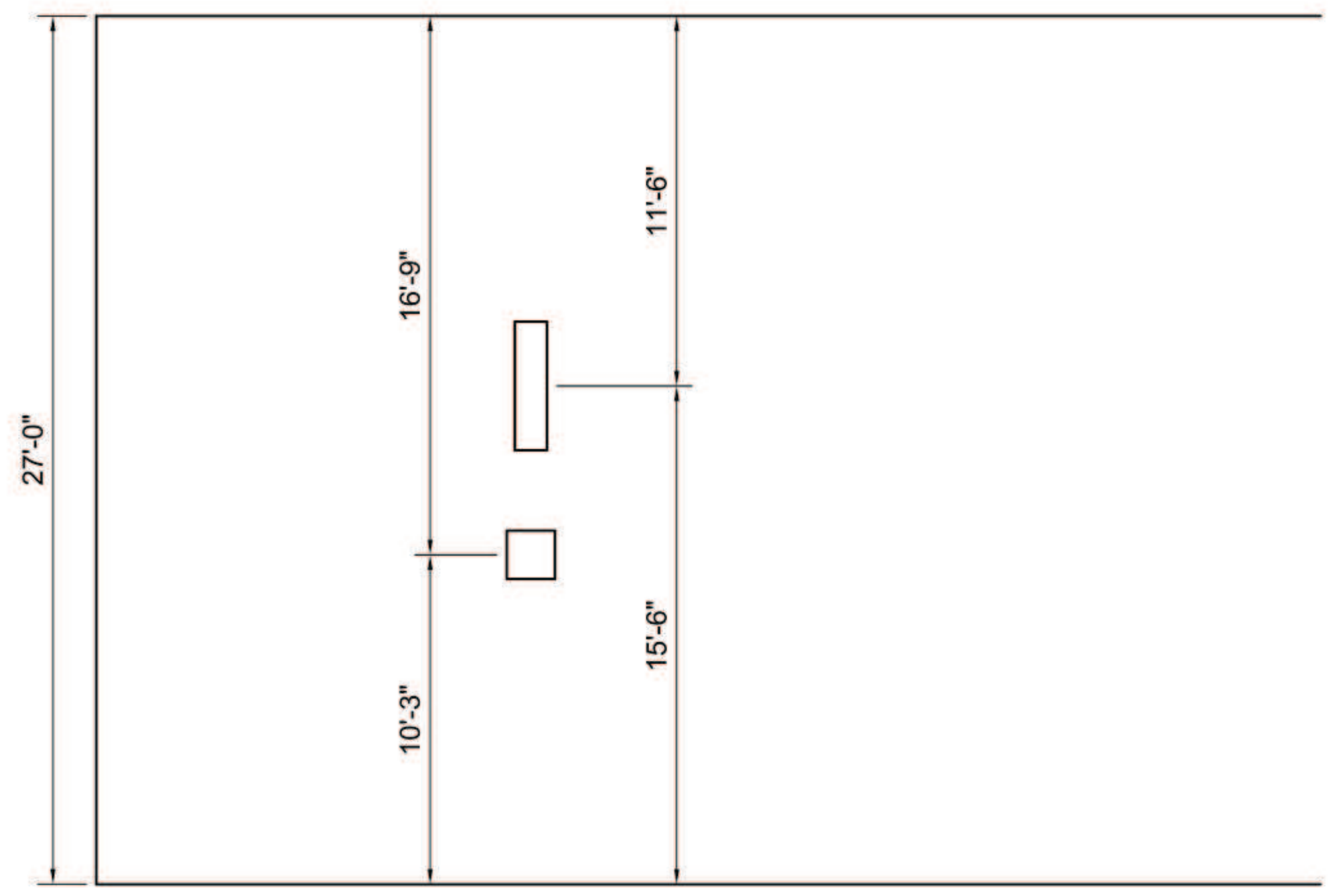
EXTERIOR
ELEVATIONS
A2.1



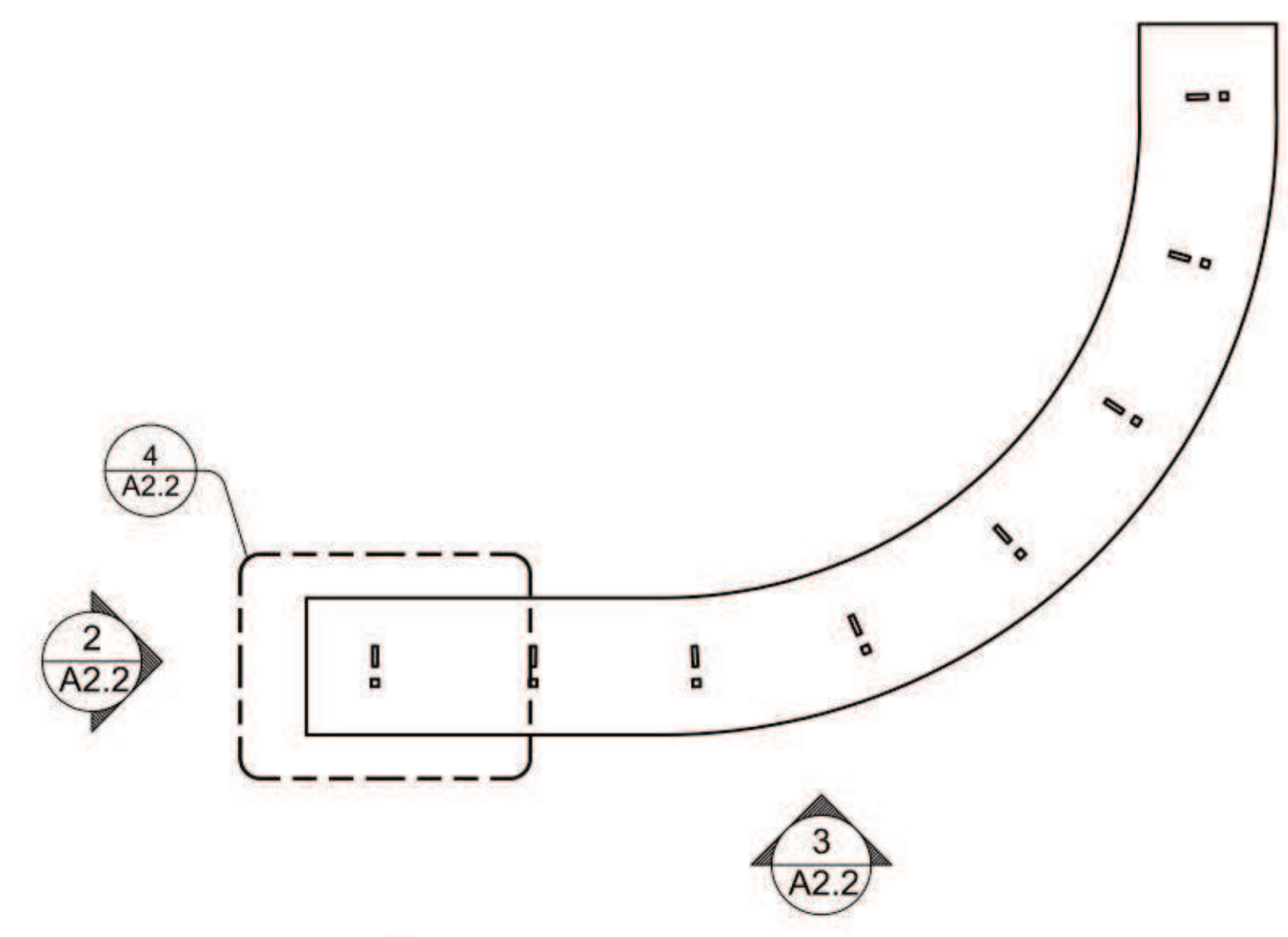
3 CANOPY - ELEVATION
1/8" = 1'
0 2 4 8 FEET



2 CANOPY - ELEVATION
1/8" = 1'
0 2 4 8 FEET



4 CANOPY - ENLARGED PLAN
1/4" = 1'
0 1 2 4 FEET



1 CANOPY - PLAN
1/32" = 1'
0 8 16 32 FEET

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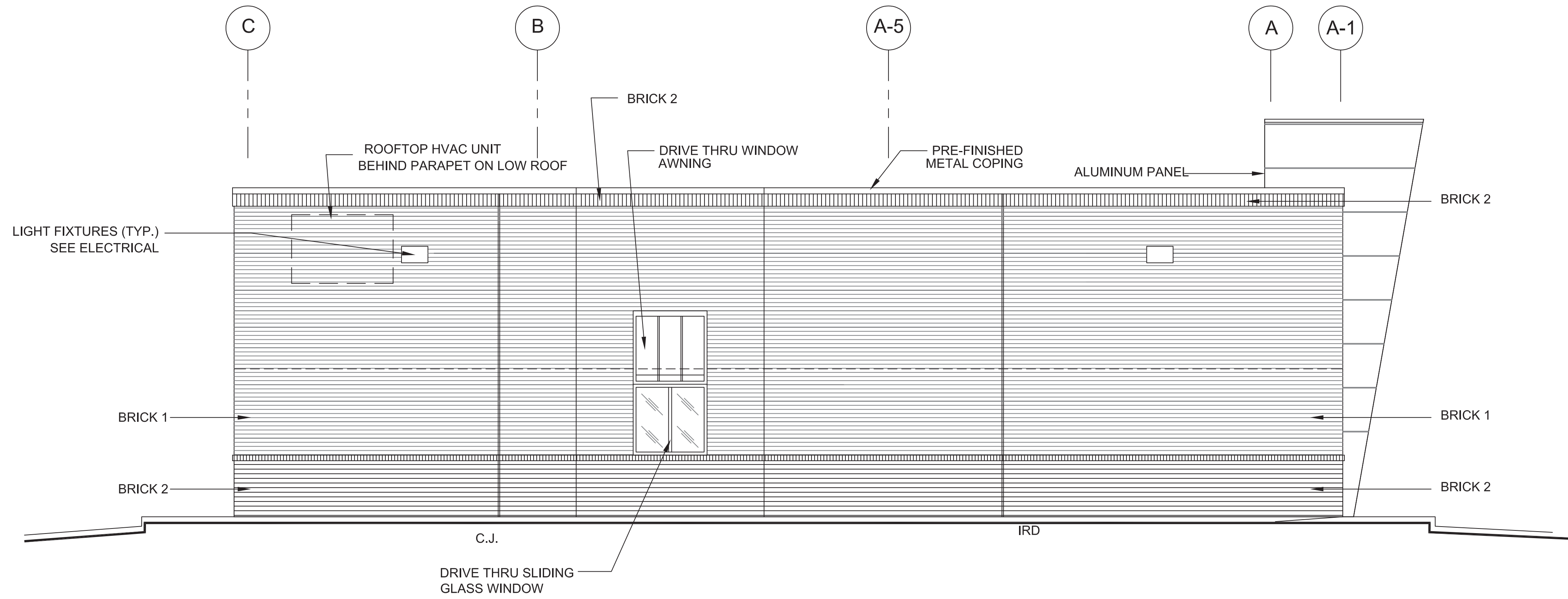
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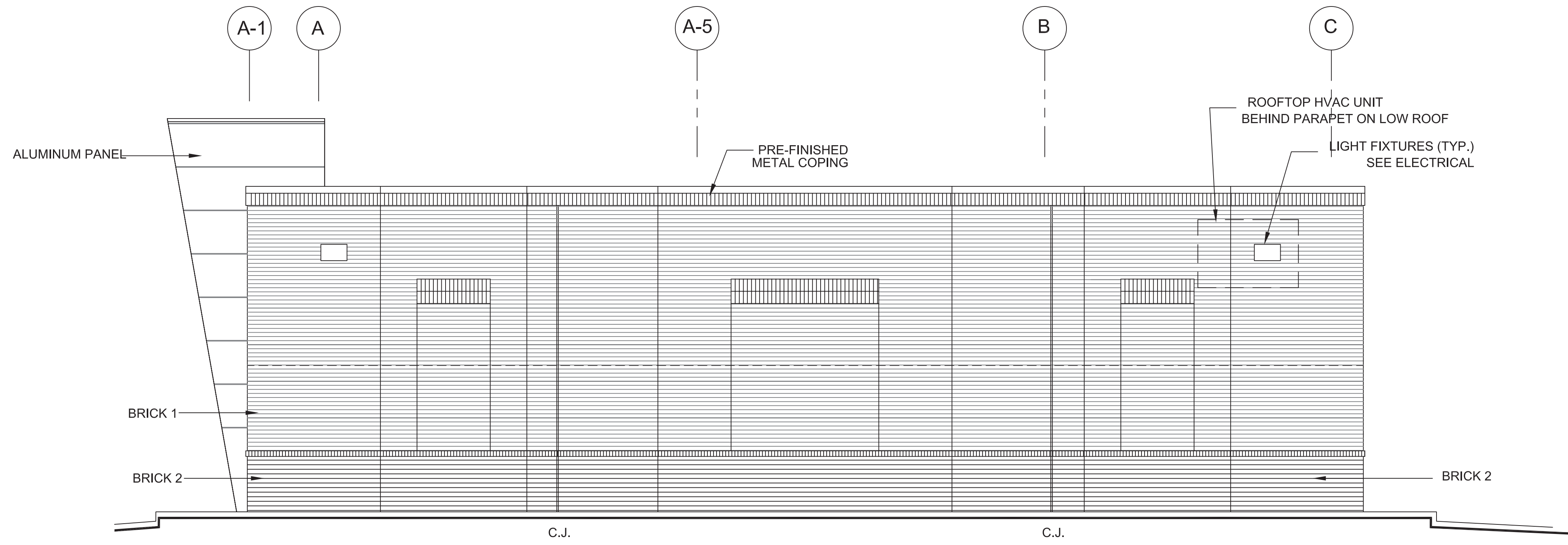
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FUEL
CANOPY
A2.2



2 ELEVATION - SIDE
1/4" = 1'
0 1 2 4 FEET



1 ELEVATION - SIDE
1/4" = 1'
0 1 2 4 FEET

EXTERIOR MATERIALS LEGEND

BRICK 1 VENEER = CAROLINA CERAMICS modular - "VALENCIA" (brown range)
BRICK 1 MORTAR = HALF BUFF (match LaFarge Beige)

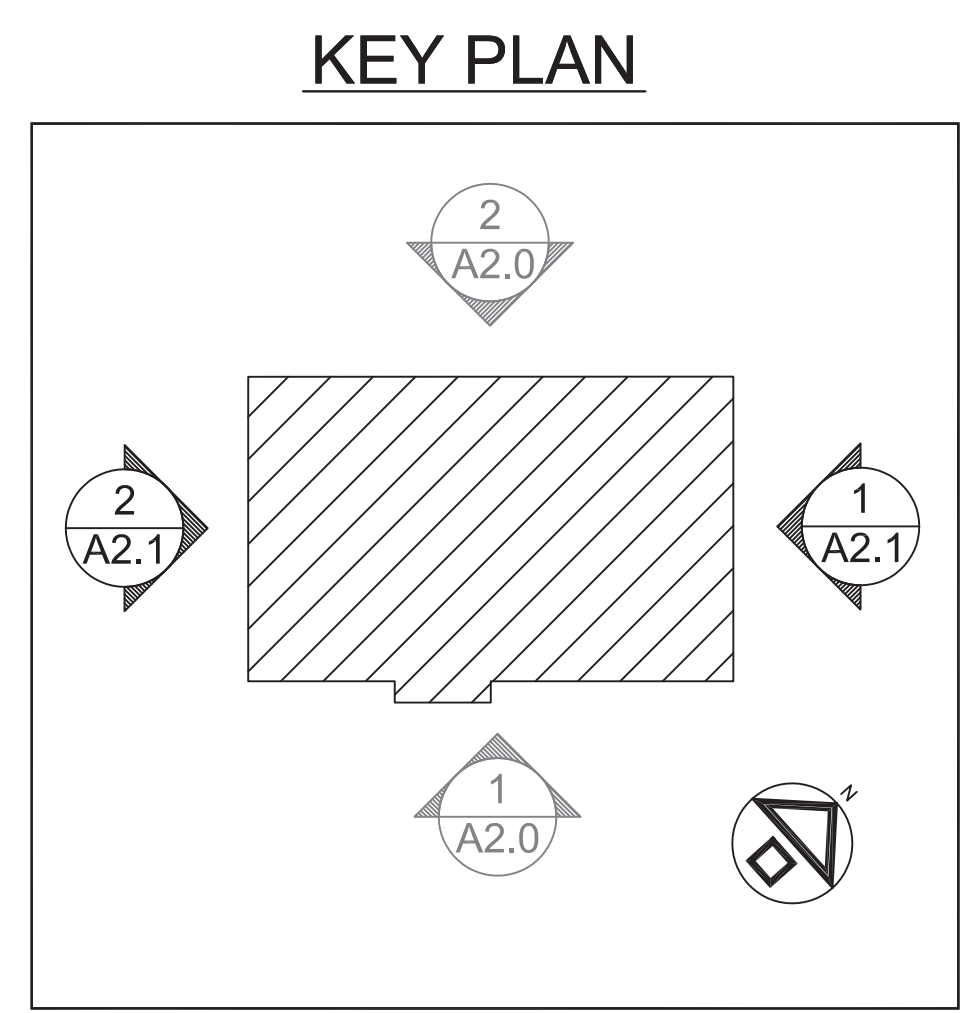
BRICK 1 VENEER = TAYLOR CLAY - 175 SMOOTH CHOCOLATE
BRICK 1 MORTAR = CEMEX "COCOA" or EQUAL

COPING = BRONZE ANODIZED
GLASS = 1" INSULATED CLEAR LOW-E
ALUMINUM FRAME = WINDOW, DK BRONZE ANODIZED

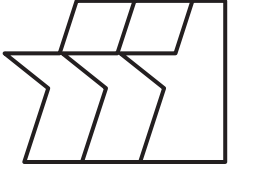
PANEL = FAUX WOOD - REYNOBOND ALUMINUM PANELS
Standard Color - "Mahogany Brown"
series 200-2 rout and return
Caulk-Black standard color - 795 Dow Corning

GENERAL NOTES

1. BUILDING MOUNTED LIGHT FIXTURE FINISH TO BE BRONZE ANODIZED.

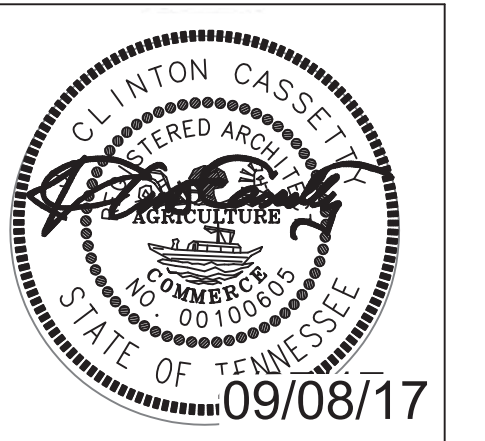


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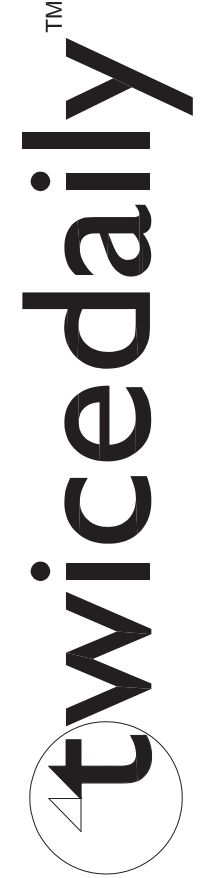


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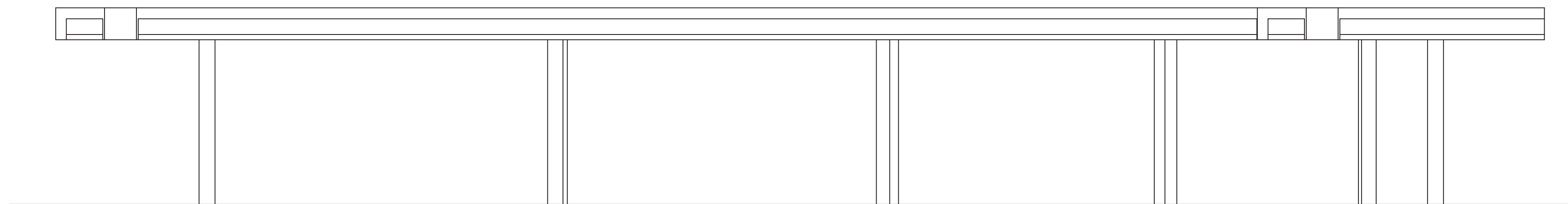


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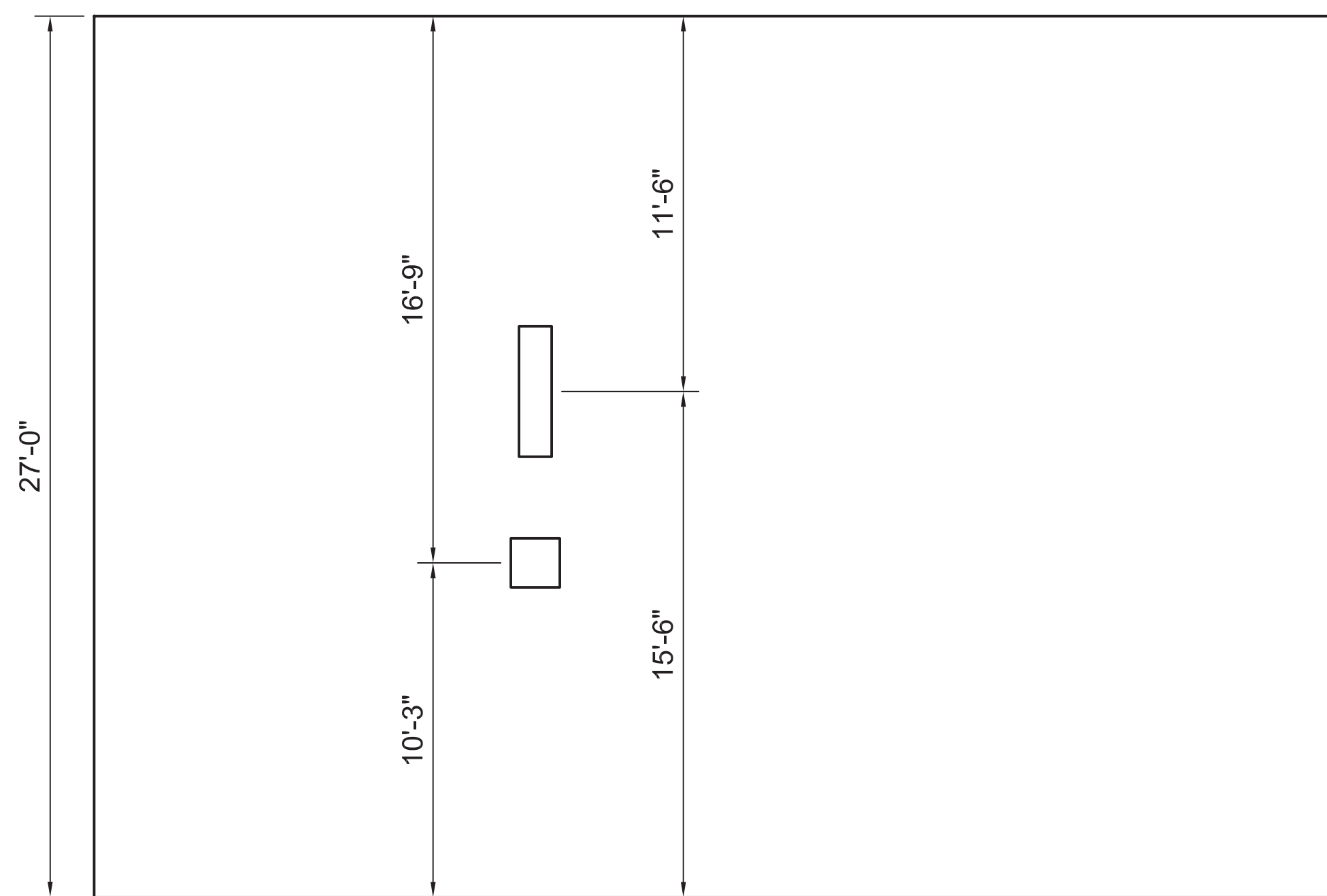
EXTERIOR
ELEVATIONS
A2.1



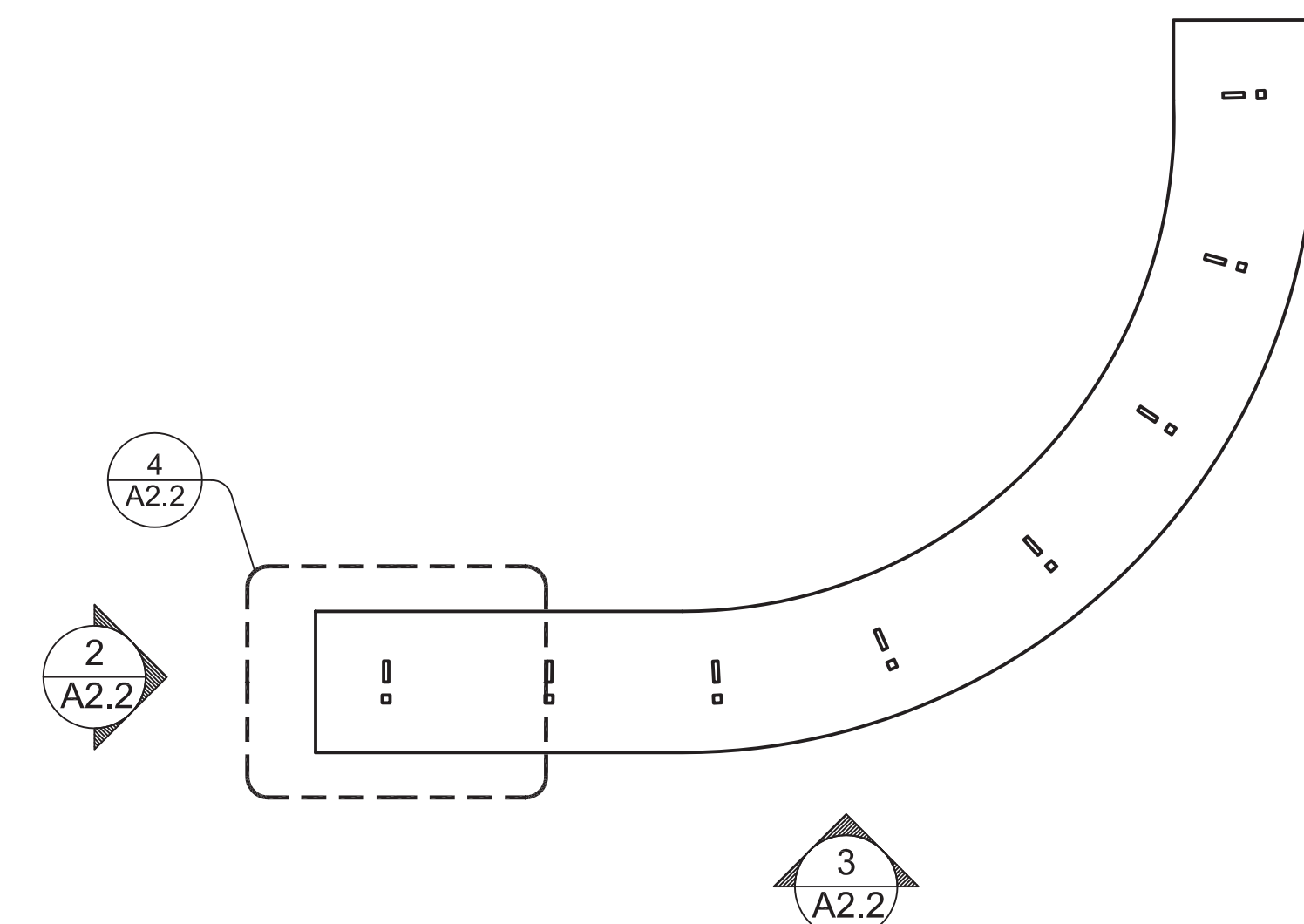
3 CANOPY - ELEVATION
1/8" = 1'
0 2 4 8 FEET



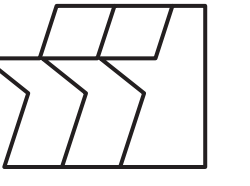
2 CANOPY - ELEVATION
1/8" = 1'
0 2 4 8 FEET

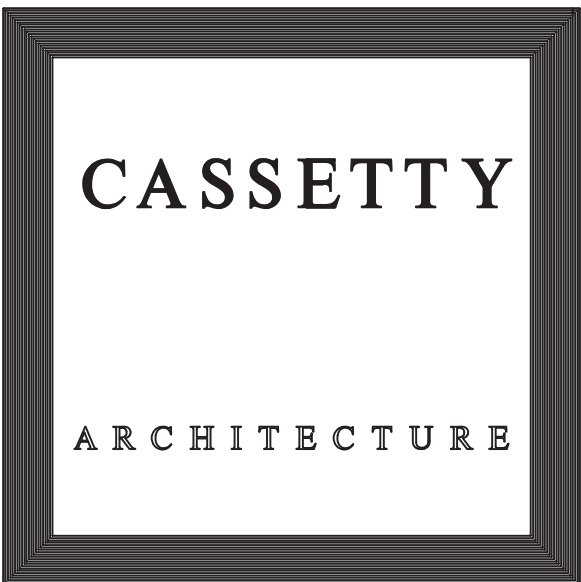


4 CANOPY - ENLARGED PLAN
1/4" = 1'
0 1 2 4 FEET



1 CANOPY - PLAN
1/32" = 1'
0 8 16 32 FEET

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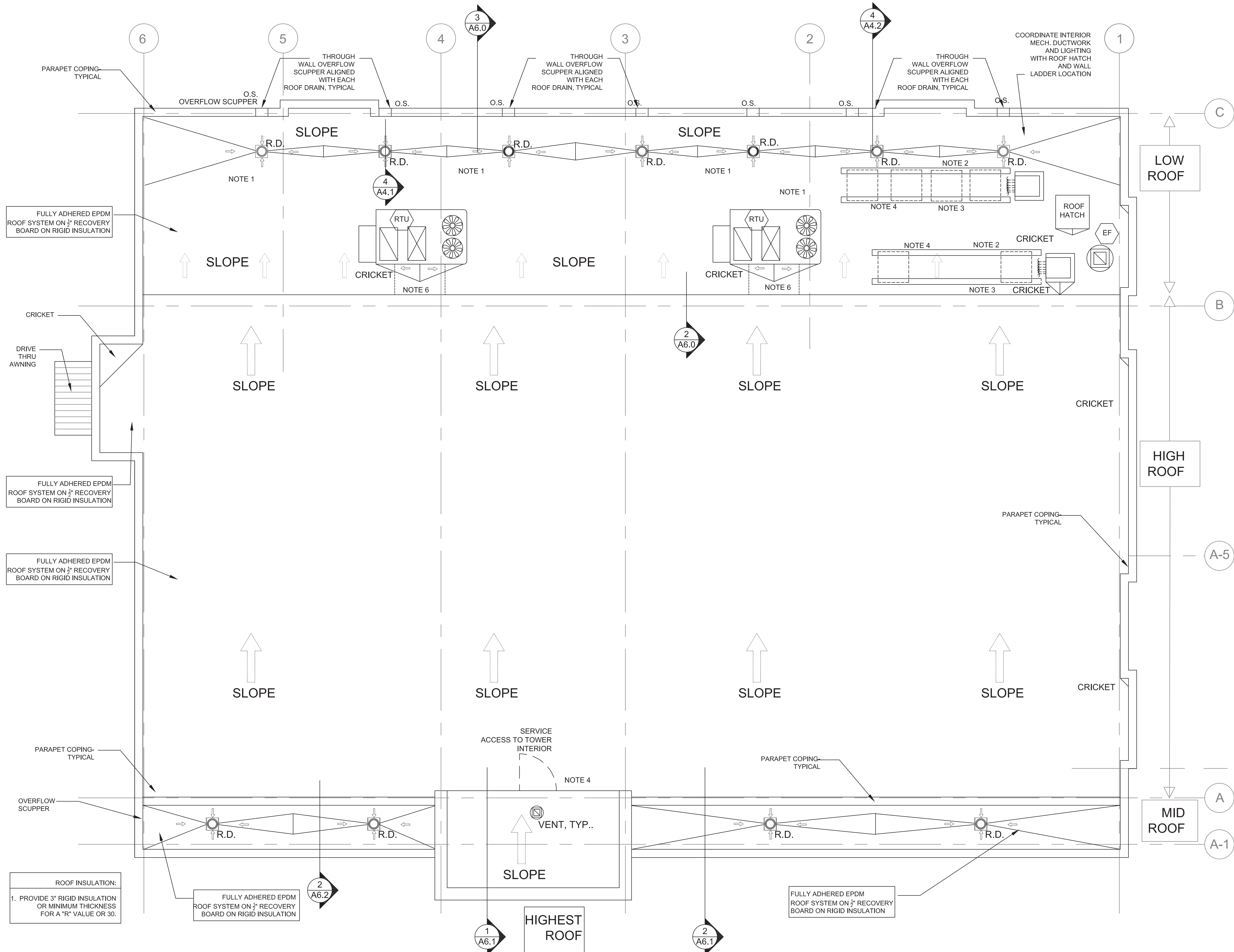
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FUEL
CANOPY
A2.2



FULLY ADHERED EPDM ROOF SYSTEM ON 1/2" RECOVERY BOARD ON RIGID INSULATION

FULLY ADHERED EPDM ROOF SYSTEM ON 1/2" RECOVERY BOARD ON RIGID INSULATION

FULLY ADHERED EPDM ROOF SYSTEM ON 1/2" RECOVERY BOARD ON RIGID INSULATION

ROOF INSULATION:
1. PROVIDE 3" RIGID INSULATION OR MINIMUM THICKNESS FOR A "R" VALUE OR 30.

FULLY ADHERED EPDM ROOF SYSTEM ON 1/2" RECOVERY BOARD ON RIGID INSULATION

FULLY ADHERED EPDM ROOF SYSTEM ON 1/2" RECOVERY BOARD ON RIGID INSULATION

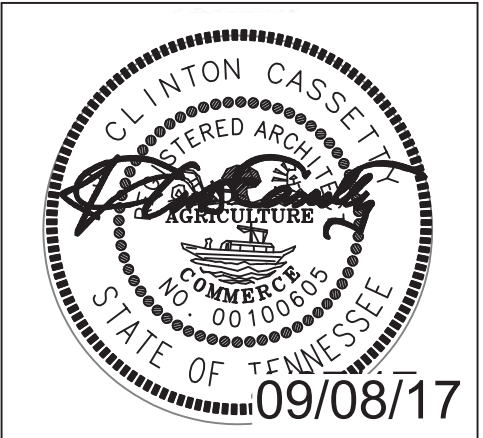
NOTES:

1. CRICKET AT UNIT CURB (TYP.)
2. BOOT AT ROUND POST SUPPORTS
3. BRIDGE FRAME FOR CONDENSERS
4. SEE INSULATION DETAIL 3 ON SHEET A4.1
5. SEE MECHANICAL DWGS.
6. DUCTWORK AT SIDE WALL SEE MECHANICAL DWGS.
7. SEE REAR ELEVATIONS AND COORDINATE SCUPPER LOCATIONS PER OPENINGS INDICATED ON THE ELEVATION.
8. COMBINE VENTS BELOW ROOF DECK WHEN POSSIBLE TO MINIMIZE ROOF PENETRATIONS. PAINT VENTS TO MATCH ROOF
9. SEE DETAIL 2/A4.1.
10. ROOF HATCH ACCESSIBLE VIA RETRACTABLE LADDER - PRECISION LADDER 'RL SERIES' OR EQUAL.
11. O.S. = OVERFLOW SCUPPER
12. MEMBRANE ROOF SYSTEM TO BE FULLY ADHERED EPDM ROOF SYSTEM ON 1/2" RECOVERY BOARD ON RIGID INSULATION

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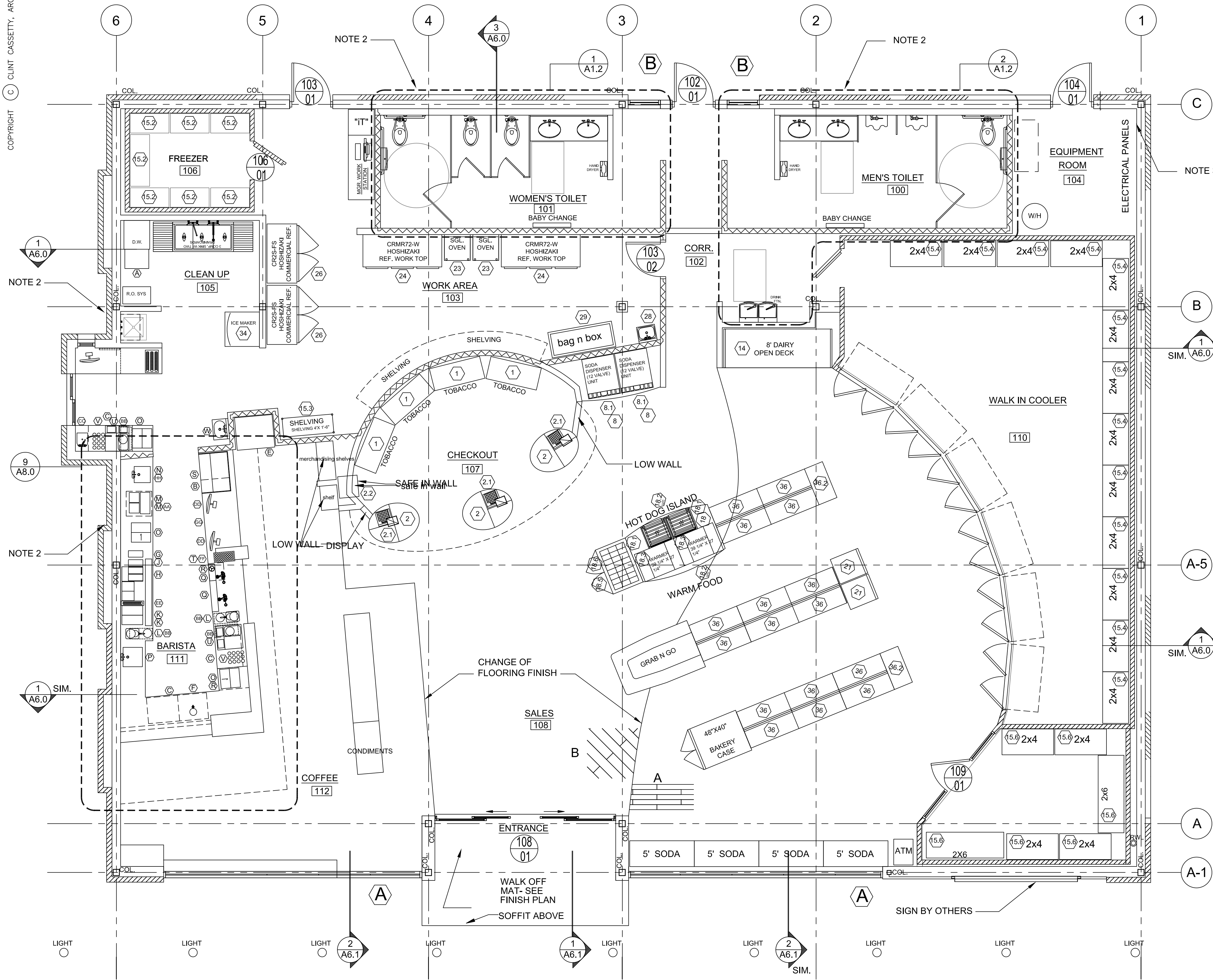
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ROOF PLAN
A4.0

1 ROOF PLAN



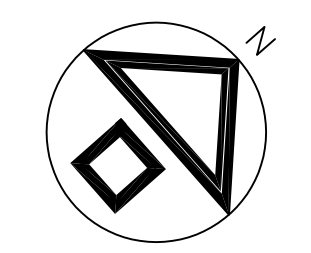
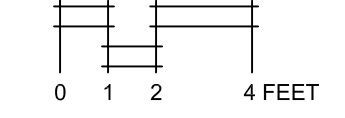
WALL LEGEND:

	2-HOUR FIRE PARTITION
	1-HOUR FIRE AND SMOKE PARTITION
	1-HOUR FIRE PARTITION
	SOUND PARTITION
	NEW NON-RATED PARTITION

FIRE RATED WALLS NOT SHOWN FOR CLARITY OF SOUND WALLS. SEE A0.0 FOR FIRE RATED WALLS.

- GENERAL NOTES**
- SEE CIVIL SITE DRAWINGS FOR MENU BOARD, BOLLARDS, SCREEN WALL, AND SIDEWALK LOCATIONS AND DETAILS.
 - PRIOR TO EXCAVATION AND FOOTER WORK, COORDINATE PLUMBING WASTE LINES AND FOUNDATION AT ALL PERIMETER SLAB AND COLUMN FOUNDATION.
 - GENERAL CONTRACTOR SHALL COORDINATE ALL TRADES AND VENDORS TO PREVENT UTILITY LINES EXPOSED ON THE EXTERIOR OF THE BUILDING. ROUTE GAS LINES, ETC. INSIDE THE BUILDING.

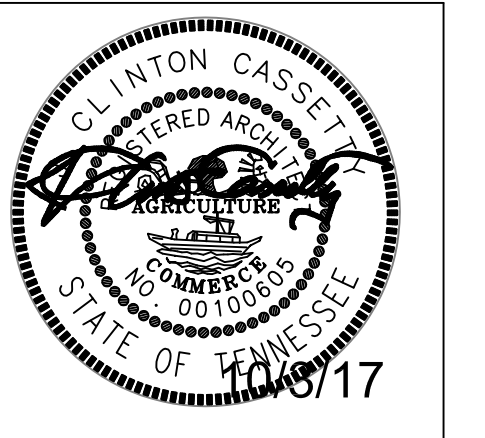
1 NOTED FLOOR PLAN



A NEW FACILITY FOR THE
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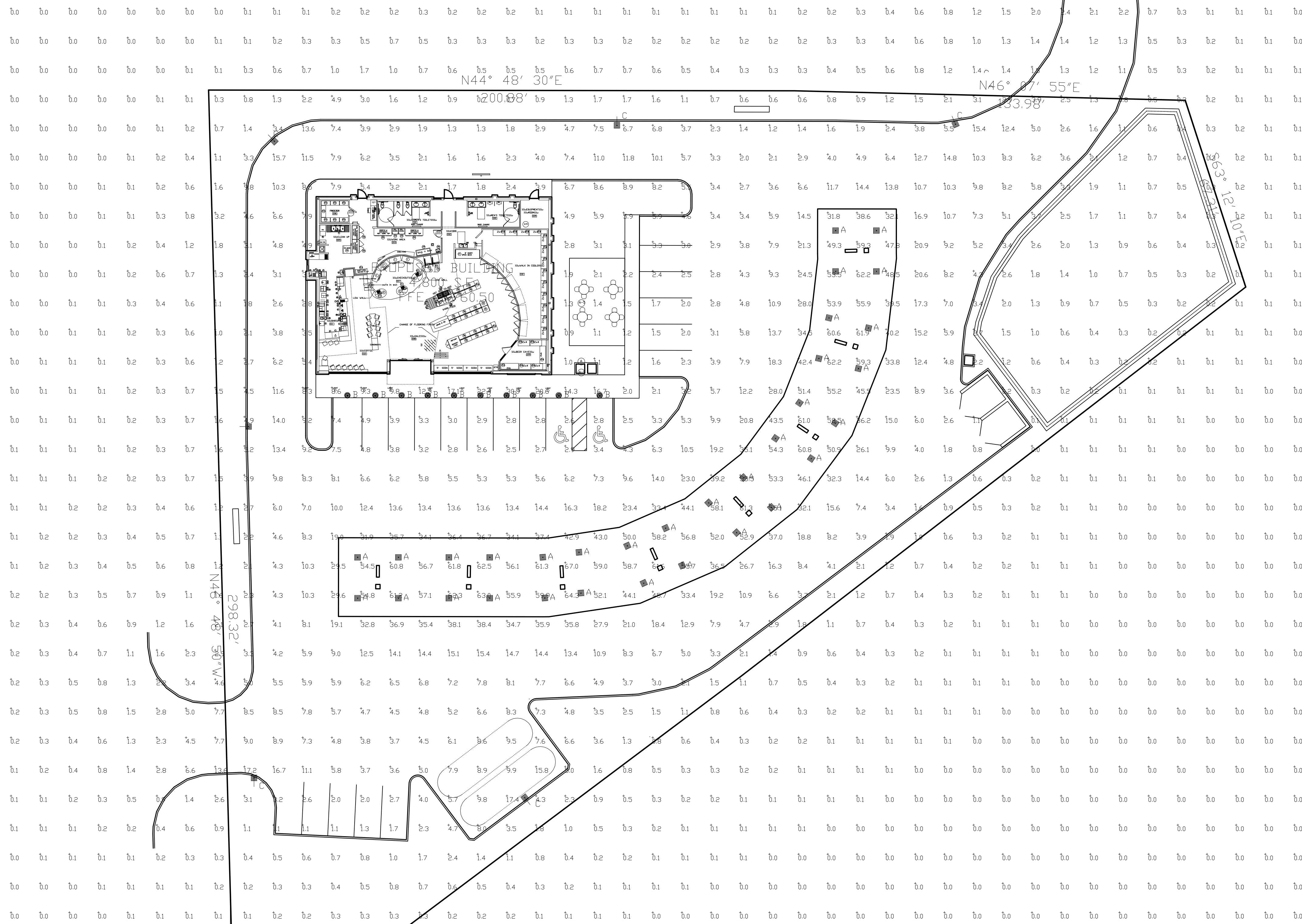
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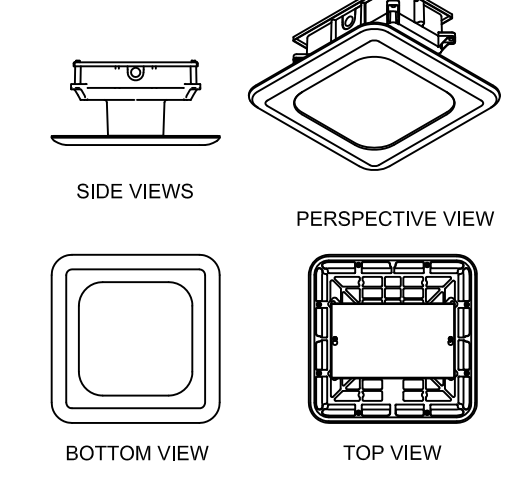
NOTED
 FLOOR PLAN
A1.0

Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	32	A	SINGLE	CRUS-SC-LED-HO-50 MTD @ 15'	1.000	N.A.	18633	132.4
	10	B	SINGLE	XBVR-ID-LED-24-400-CW-UE	1.000	N.A.	1338	38
	7	C	SINGLE	XGBM-FT-LED-HO-CW-SINGLE-22'POLE+2'BASE	1.000	N.A.	29070	300.8

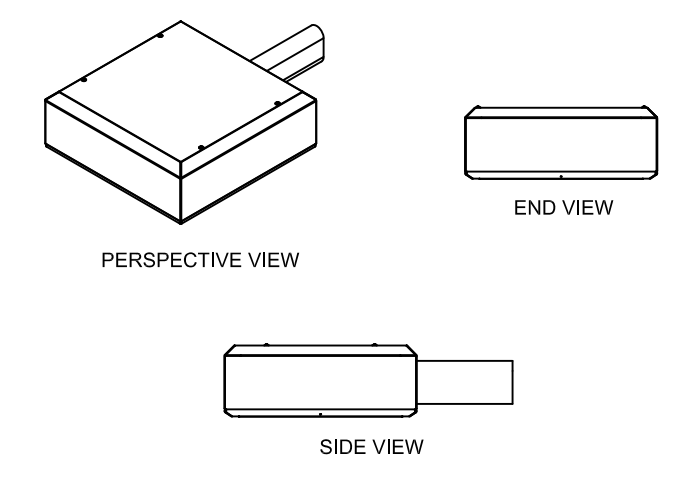
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL_CALC_POINTS	Illuminance	Fc	5.40	67.0	0.0	N.A.	N.A.
CANDPY	Illuminance	Fc	53.14	67.0	31.8	1.67	2.11
INSIDE_CURB	Illuminance	Fc	9.66	42.9	0.8	12.08	53.63



**CRUS-SC-LED
LED CANOPY LIGHT - LEGACY**



**XGBM
LED Area Light**



Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts
Total Watts = 6722.397

LIGHTING PROPOSAL **LD-139679**

TWICE DAILY
CRITZ LANE

BY: MWE	DATE: 9-08-17	REV:	SHEET 1 OF 1
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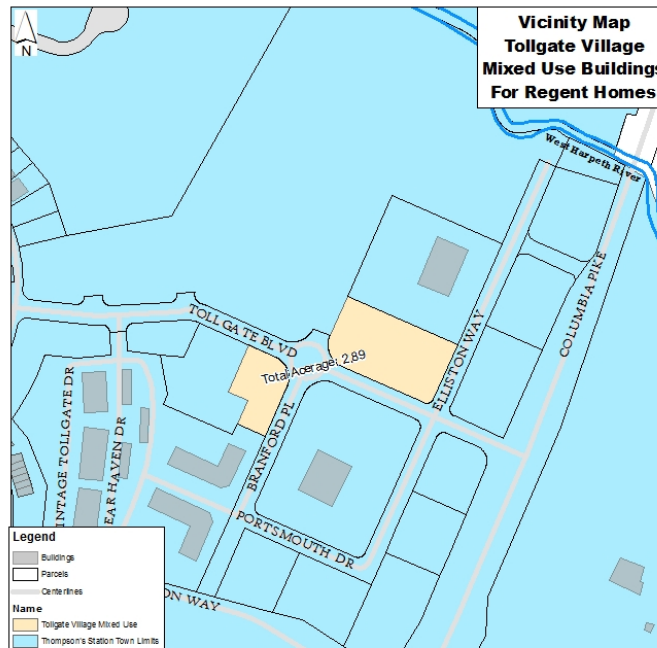
SCALE: 1"=20'

**Thompson's Station Planning Commission
Staff Report - Item 4 (SP 2017-005, DR 2017-003)
October 24, 2017**

Request for site plan approval of five “mixed use” buildings located along Tollgate Boulevard.

REQUEST

The applicant, Ragan Smith, on behalf of Regent Homes is requesting approval of a site plan for five “mixed use” buildings located along Tollgate Boulevard at Elliston Way and Branford Place within the Neighborhood Commercial (NC) zoning district 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 and 17. Existing commercial includes the medical office building and Shelter Insurance located in the front sections of the development along Tollgate Boulevard and Elliston Way.

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.

Project Description

The project site consists of two parcels totaling 2.89 acres. Three buildings are located at the northwest corner of Tollgate Boulevard and Elliston Way and is surrounded by an office building to the north, vacant land to the east (across Elliston Way), medical office and vacant land south (across

Tollgate Boulevard) and vacant land to the east. Two buildings are located at the southwest corner of Tollgate Boulevard and Branford Place and is surrounded by vacant land to the north (across Tollgate Boulevard), medical office and vacant land to the east (across Branford Place), apartments to the south and vacant land to the west.

Zoning

The Neighborhood Commercial zone “should include neighborhood commercial activities, small-scale businesses, and high intensity residential” (LDO Section 1.2.7). Mixed use buildings are permitted.

Neighborhood Commercial Standards

Primary building frontage is a 12-foot maximum. Buildings 1, 2, 3 and 5 comply, however, Building 4 does not comply with a 20 foot setback. Parking is required to have a 20-foot minimum setback. The parking along the extension of Branford Place and the parking on Elliston Way do not meet the minimum setback requirement. Primary building frontage is 60% minimum. Staff requested information related to building dimensions, which was not received, therefore, cannot confirm compliance. Density is permitted at 12 units per acre. The overall project area is stated at 2.89 acres with 70 units proposed in the five buildings. The acreage would allow a maximum of 34 units; however, mixed use buildings are subject to a mix of residential and non- residential uses. 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). Three of the five buildings are proposed to be residential units; therefore, the project does not comply with the Land Development Ordinance.

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.

Lot coverage was not provided; therefore, staff cannot confirm compliance with the 50%.

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 buildings are proposed to be three stories and the ground floor heights comply with the LDO. The buildings are proposed to consist of brick and stone materials with proportionate windows, projections and other recesses. The buildings do incorporate window treatments and other architectural features. 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. Staff does not recommend this project be presented to design review until site plan approval can be obtained.

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.

Buildings are broken up and front the roadways avoiding long linear rows of buildings.

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

Enhanced paving will be incorporated using pavers throughout the drive aisles for a low impact design.

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 for Buildings 1, 2 and 3 and is proposed to be enclosed by a masonry wall however, additional landscaping to provide screening should be incorporated. No trash area is provided for Buildings 4 and 5.

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

A roof plan was not submitted; however, the mechanical equipment appears to be located on the roof and may be screened by the roofline.

No temporary structures shall be permitted.

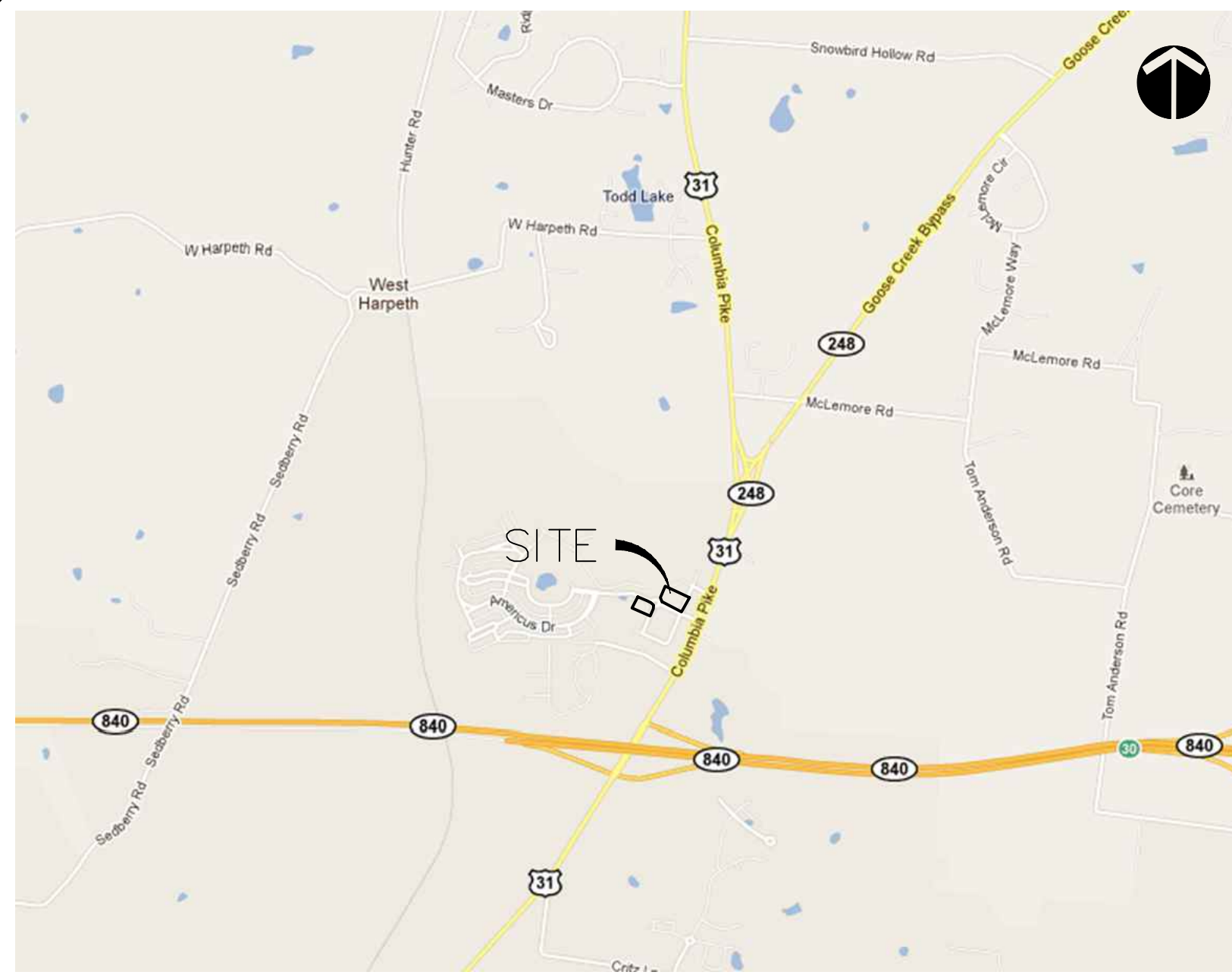
No temporary structures are proposed.

RECOMMENDATION

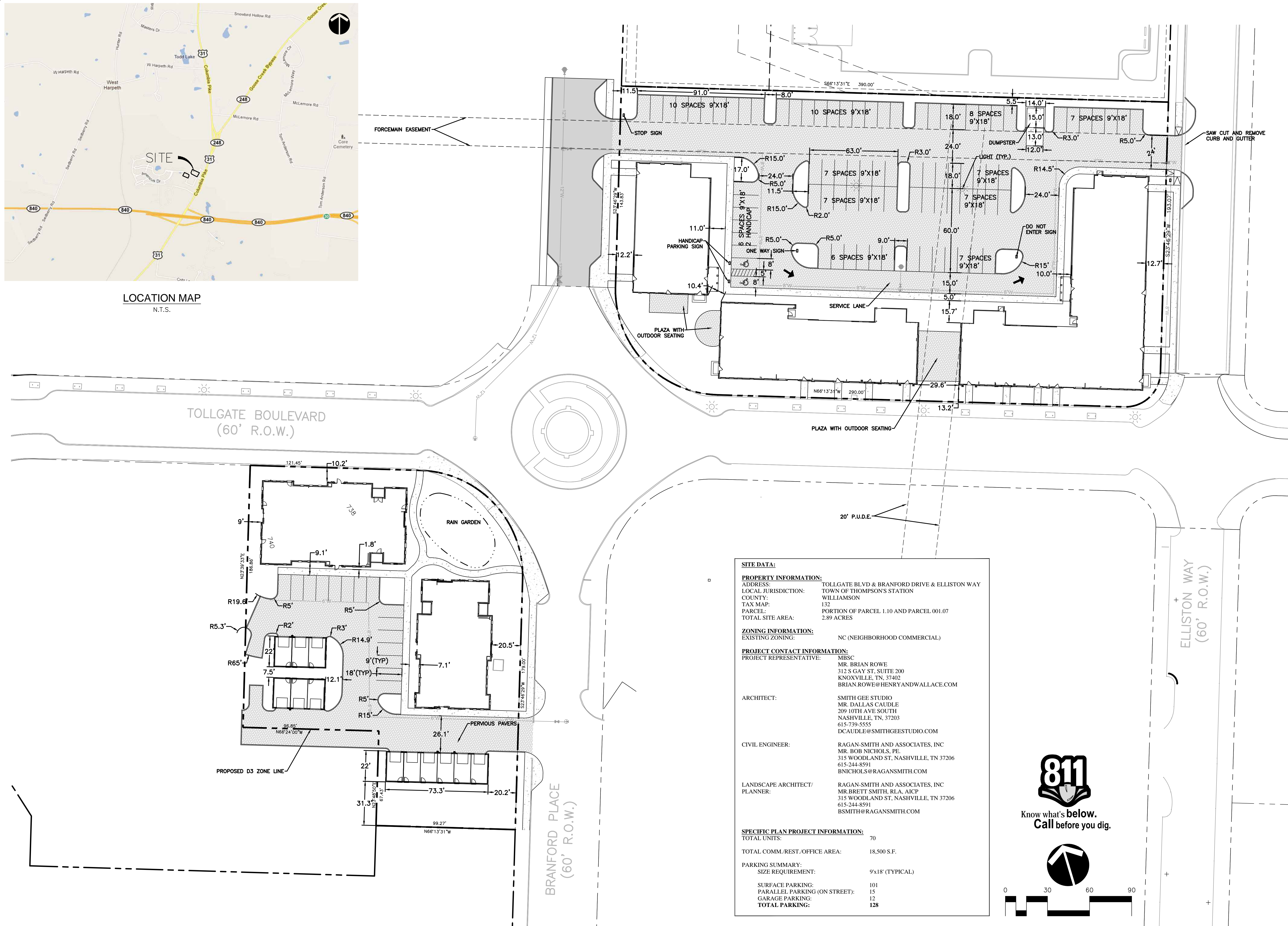
Based upon the project's lack of compliance with the Town's Land Development Ordinance, Staff recommends the request for site plan approval be denied.

ATTACHMENTS

Site plan packet



LOCATION MAP
N.T.S.



SITE DATA:

PROPERTY INFORMATION:
 ADDRESS: TOLLGATE BLVD & BRANFORD DRIVE & ELLISTON WAY
 LOCAL JURISDICTION: TOWN OF THOMPSON'S STATION
 COUNTY: WILLIAMSON
 TAX MAP: 132
 PARCEL: PORTION OF PARCEL 1.10 AND PARCEL 001.07
 TOTAL SITE AREA: 2.89 ACRES

ZONING INFORMATION:
 EXISTING ZONING: NC (NEIGHBORHOOD COMMERCIAL)

PROJECT CONTACT INFORMATION:
 PROJECT REPRESENTATIVE: MBSC
 MR. BRIAN ROWE
 312 S GAY ST, SUITE 200
 KNOXVILLE, TN, 37402
 BRIAN.ROWE@HENRYANDWALLACE.COM

ARCHITECT:
 SMITH GEE STUDIO
 MR. DALLAS CAUDLE
 209 10TH AVE SOUTH
 NASHVILLE, TN, 37203
 615-739-5555
 DCAUDLE@SMITHGEESTUDIO.COM

CIVIL ENGINEER:
 RAGAN-SMITH AND ASSOCIATES, INC
 MR. BOB NICHOLS, PE.
 315 WOODLAND ST, NASHVILLE, TN 37206
 615-244-8591
 BNICHOLS@RAGANSMITH.COM

**LANDSCAPE ARCHITECT/
 PLANNER:**
 RAGAN-SMITH AND ASSOCIATES, INC
 MR. BRETT SMITH, RLA, AICP
 315 WOODLAND ST, NASHVILLE, TN 37206
 615-244-8591
 BSMITH@RAGANSMITH.COM

SPECIFIC PLAN PROJECT INFORMATION:
 TOTAL UNITS: 70
 TOTAL COMM./REST./OFFICE AREA: 18,500 S.F.
 PARKING SUMMARY:
 SIZE REQUIREMENT: 9'x18' (TYPICAL)
 SURFACE PARKING: 101
 PARALLEL PARKING (ON STREET): 15
 GARAGE PARKING: 12
TOTAL PARKING: 128

811
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**MIXED USE BUILDINGS
 FOR
 REGENT HOMES**

THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE

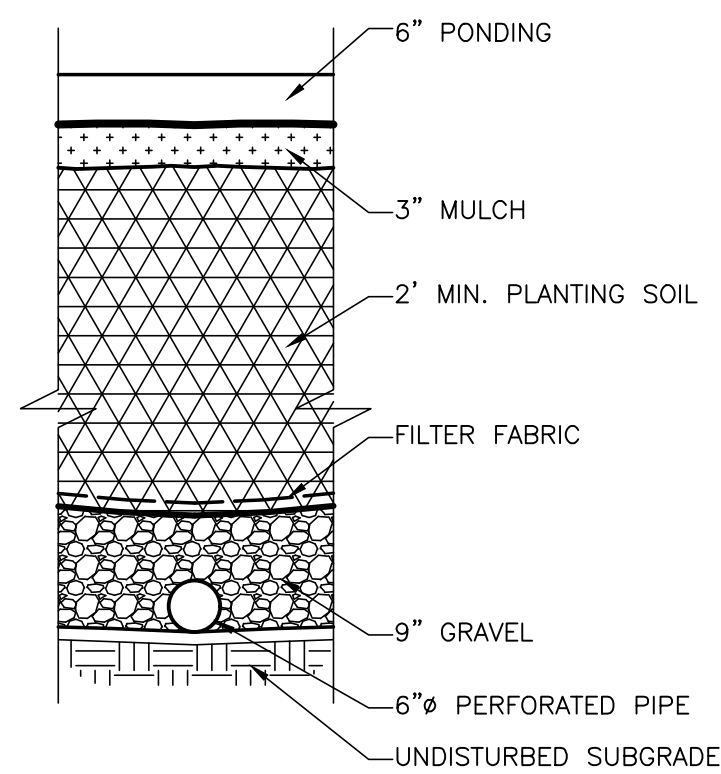
TOLLGATE Village

JOB NO.	10-081	DESIGNED:	B. SMITH	DRAWN:	D. SIEBERG	SCALE:	1"=30'	DATE:	SEPTEMBER 08, 2017	REVISIONS
WK. ORDER	9260									

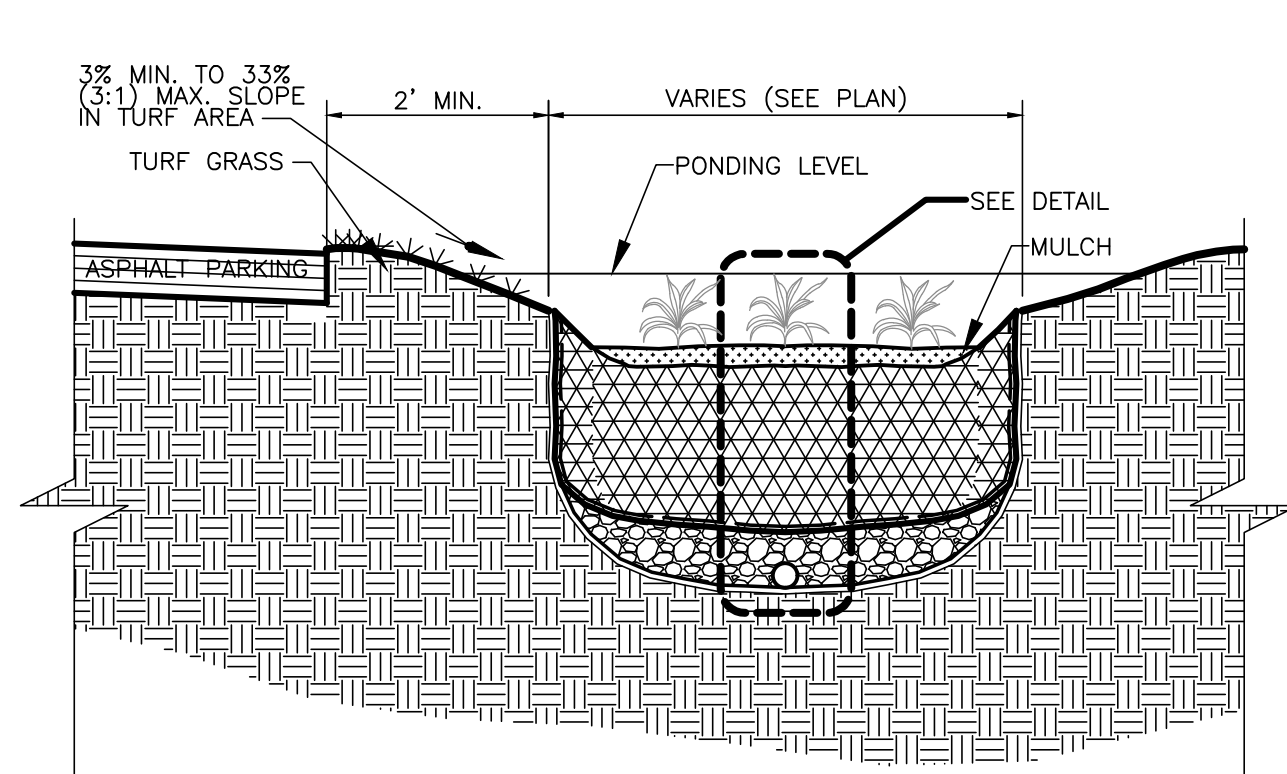
**OVERALL LAYOUT
 PLAN**

C1.0

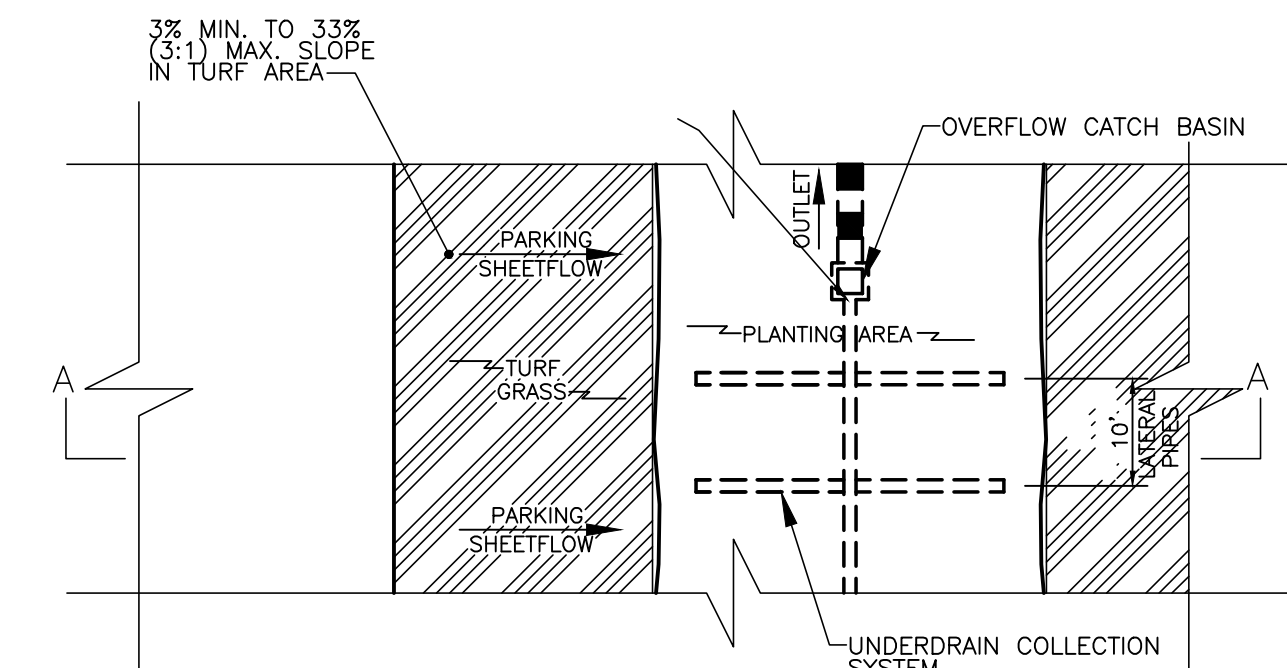
ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES. DIMENSIONS TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED. DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED. DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.



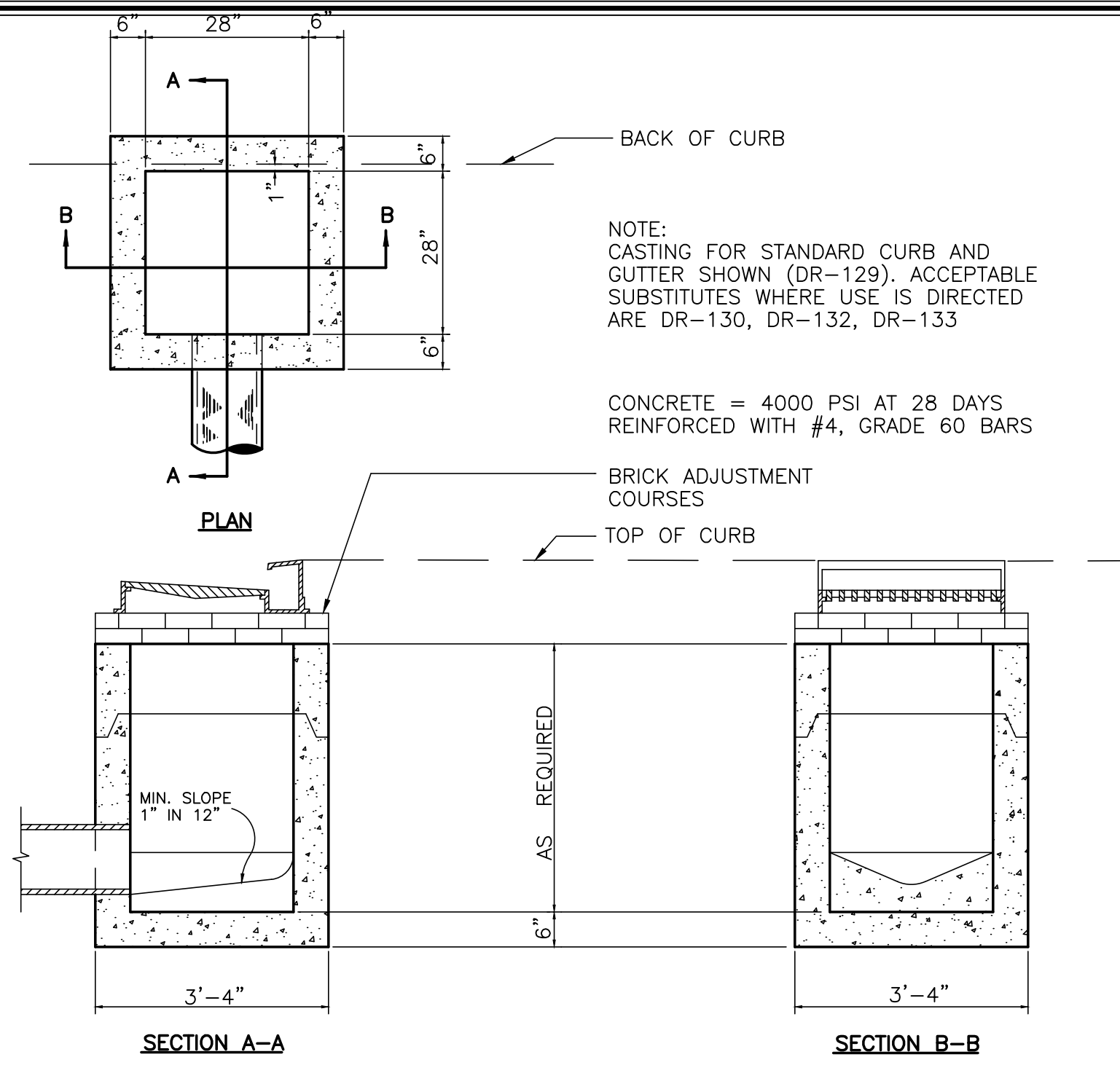
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NOT TO SCALE



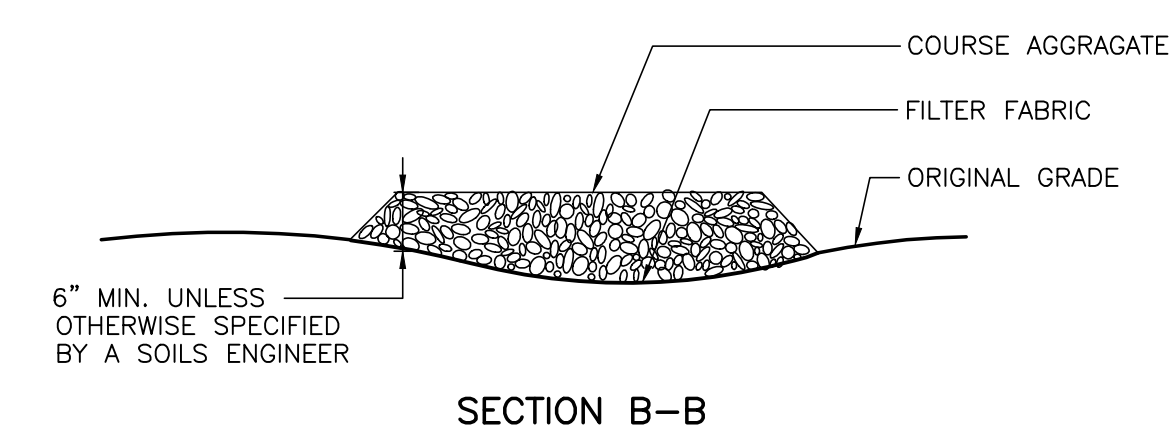
SECTION A-A



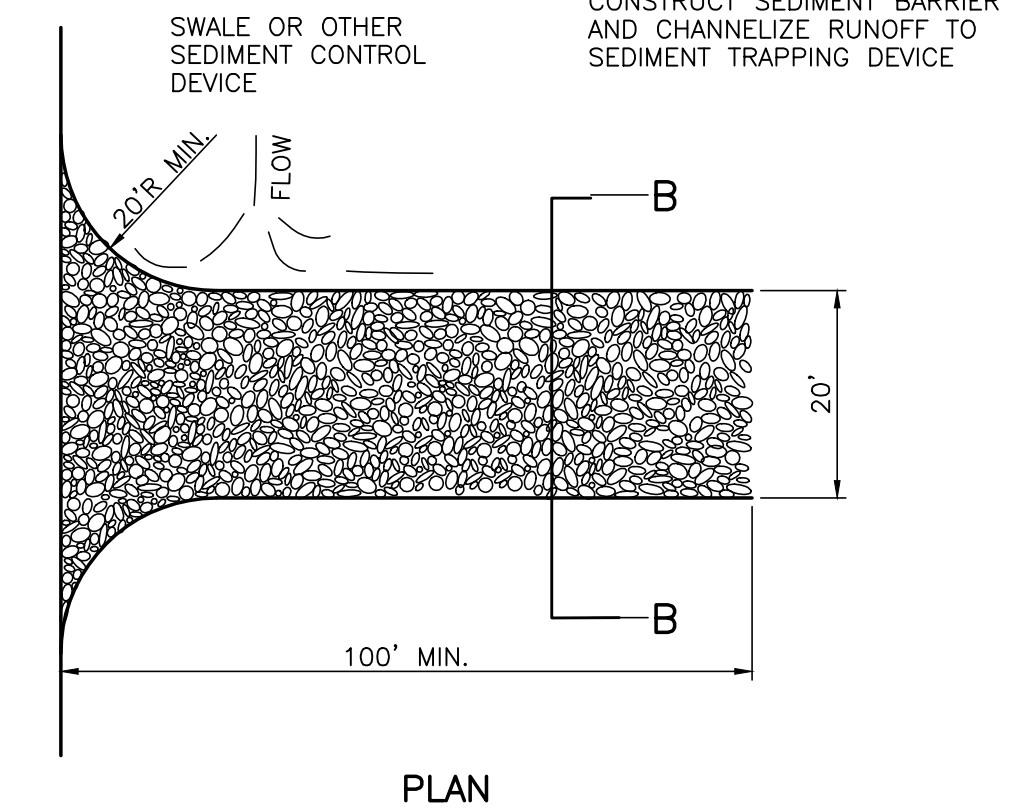
BIORETENTION AREA
NOT TO SCALE



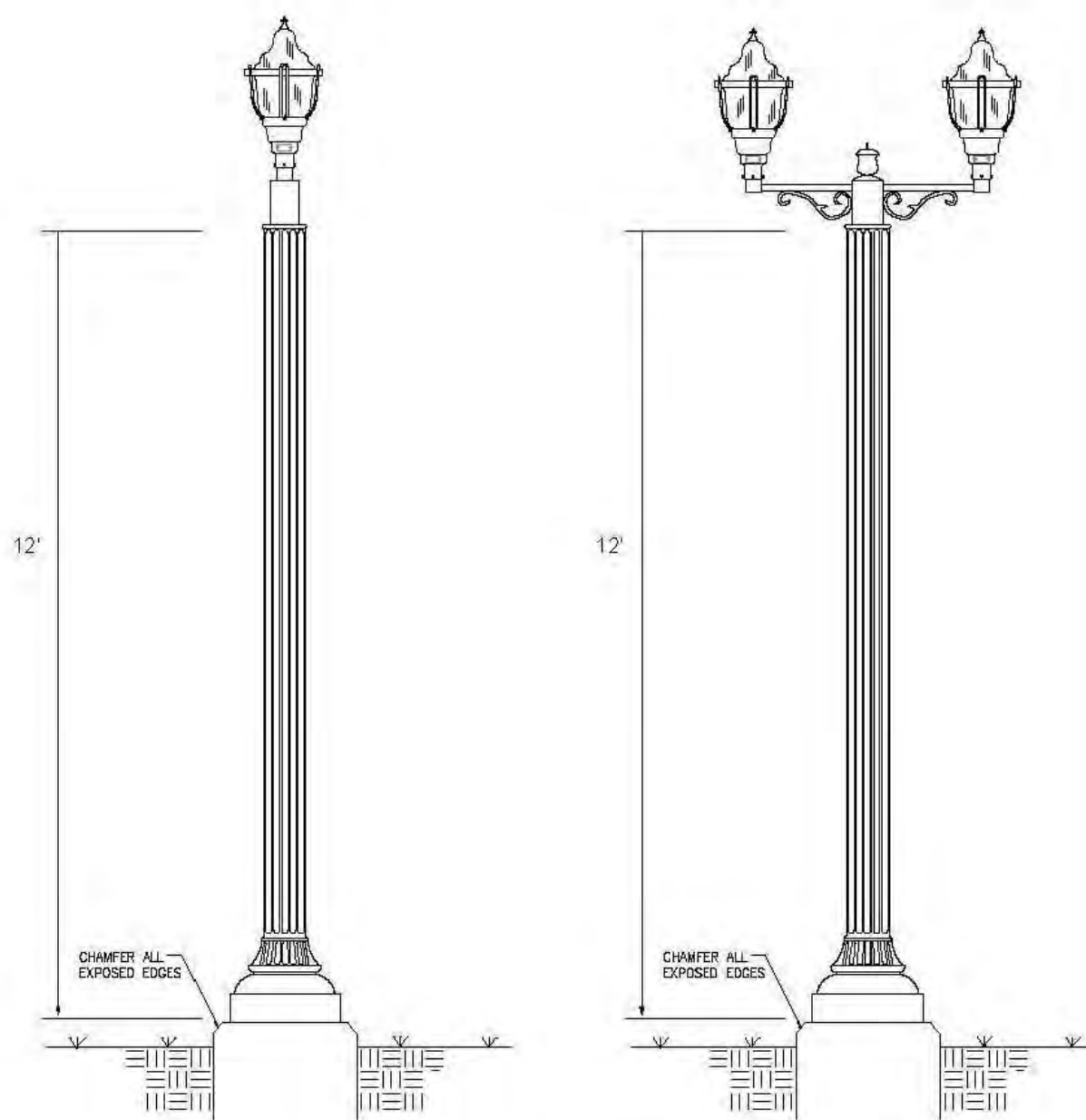
SINGLE INLET (PRECAST)
NOT TO SCALE



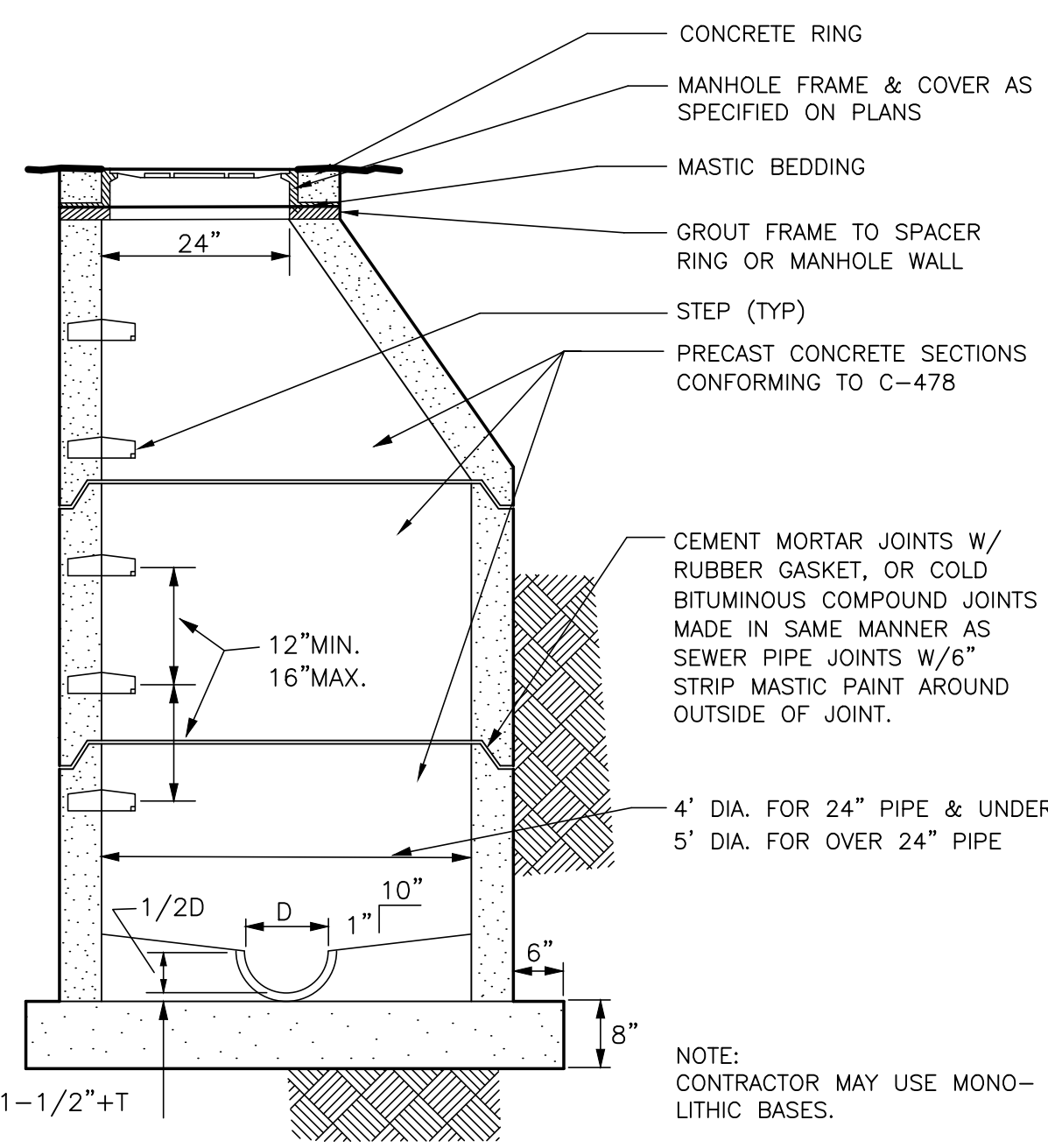
SECTION B-B



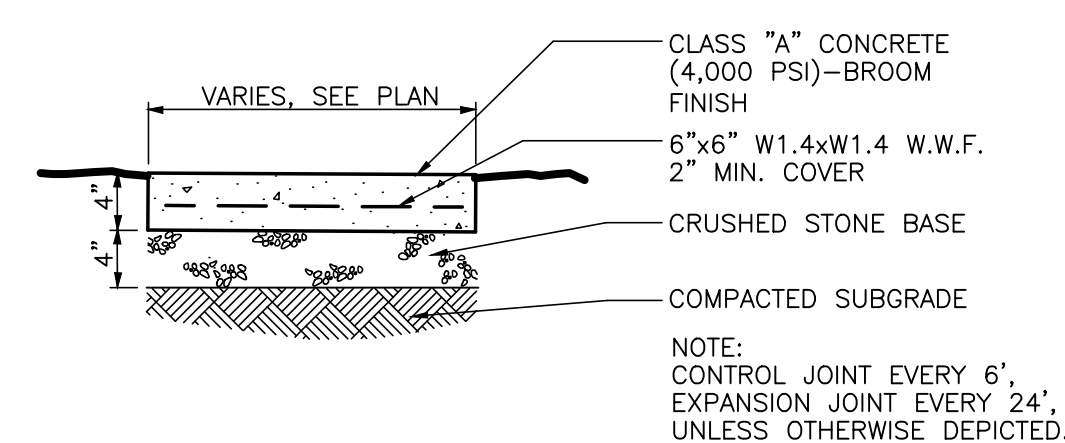
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



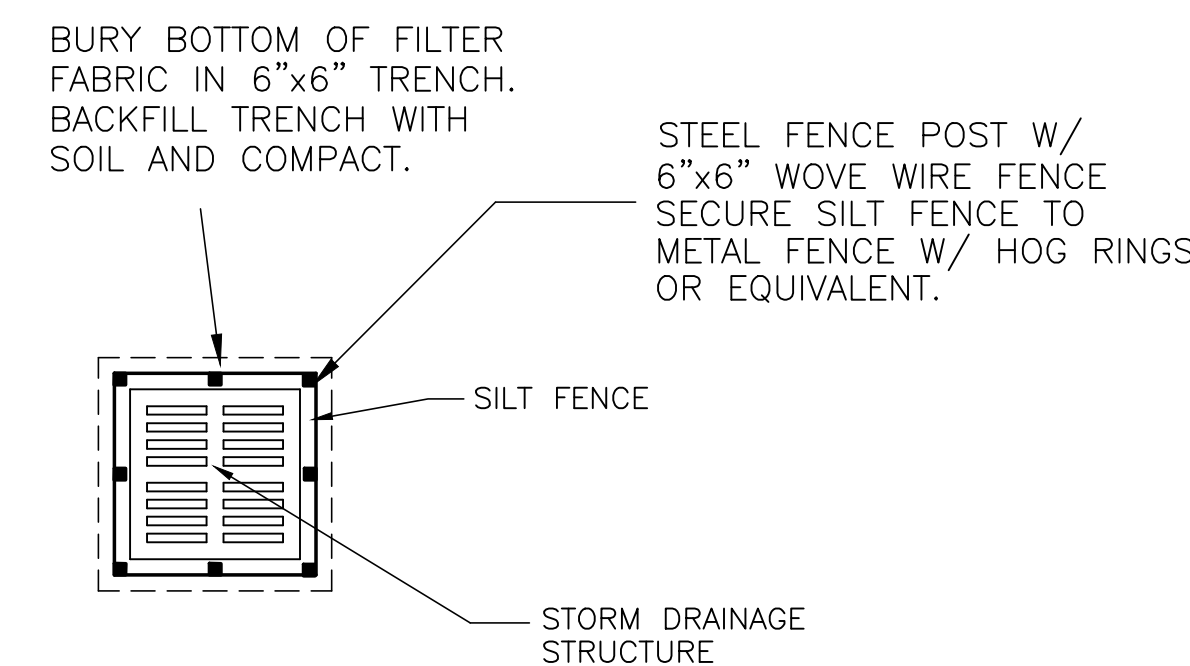
TYPES 'S1' & 'S2'
LIGHT POLE BASE DETAIL
SCALE: NONE



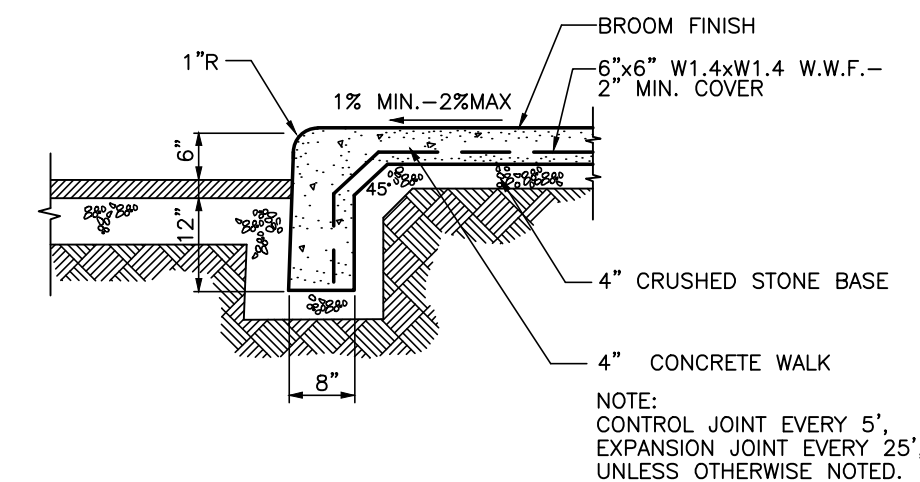
JUNCTION BOX
NOT TO SCALE



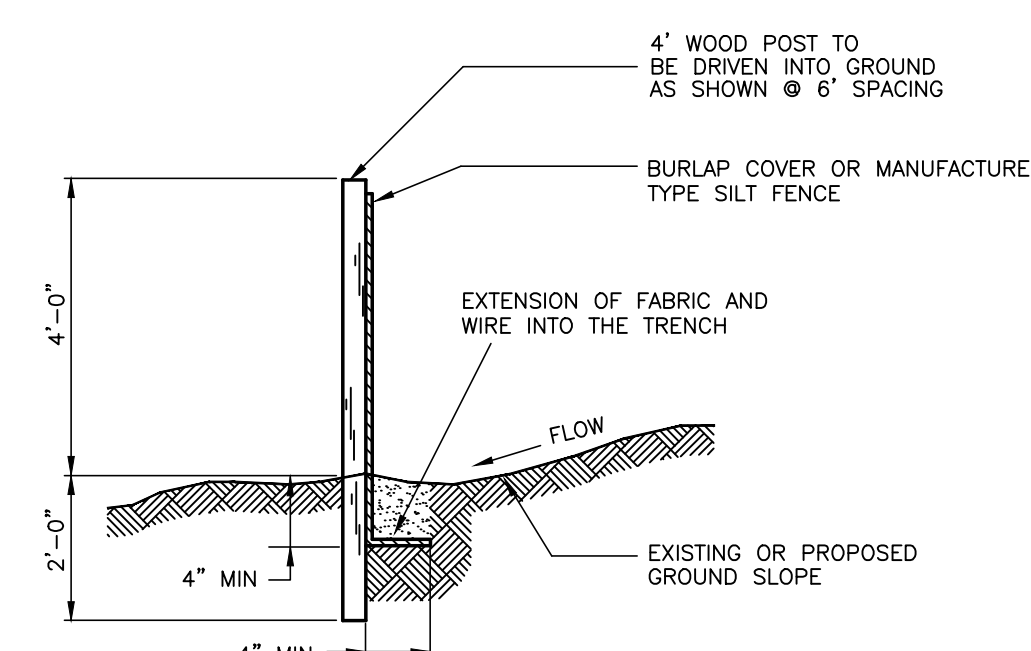
CONCRETE WALK
NOT TO SCALE



INLET PROTECTION W/FABRIC FENCE
NOT TO SCALE



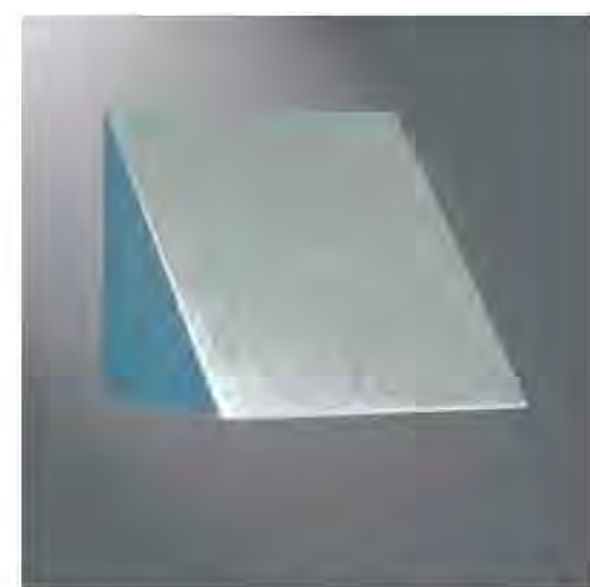
CONCRETE WALK &
TURN DOWN CURB
NOT TO SCALE



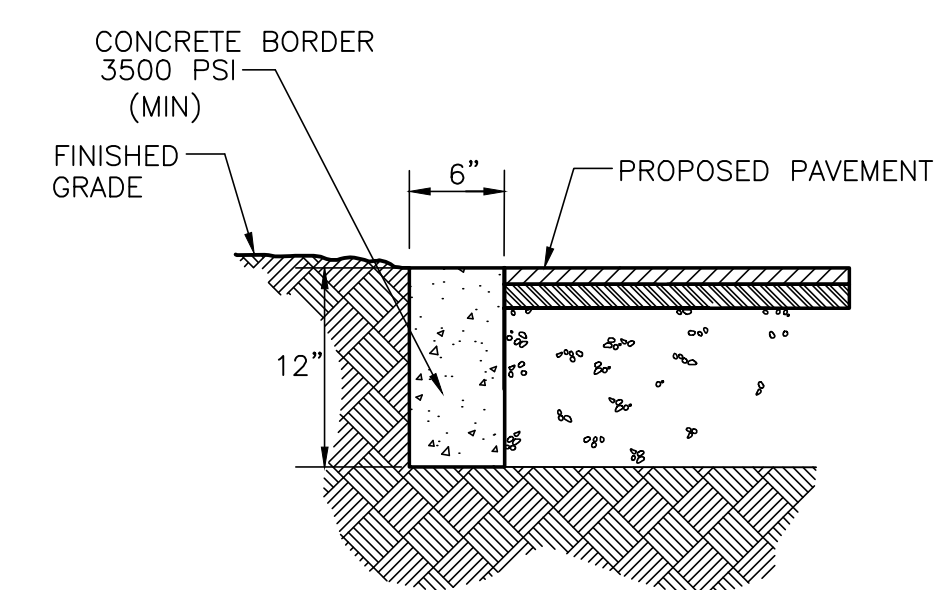
EROSION/SILTATION FENCE
NOT TO SCALE



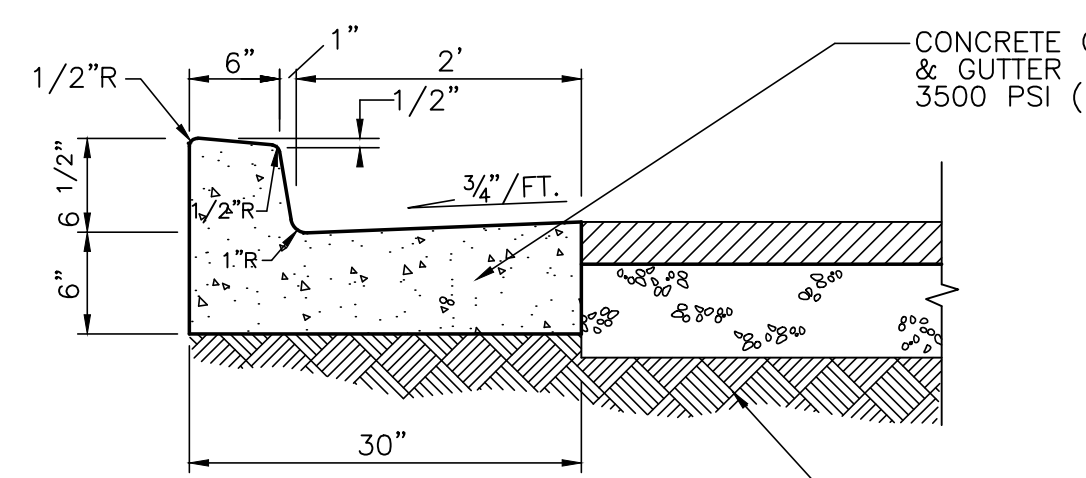
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SCALE: NONE



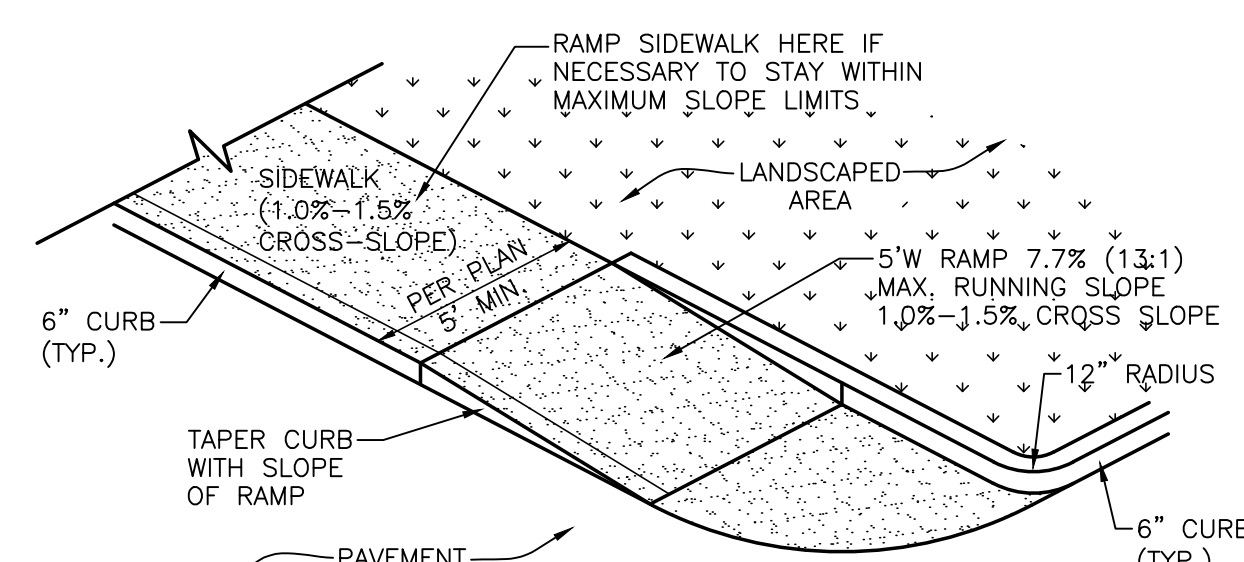
FIXTURE TYPE 'W'
SCALE: NONE



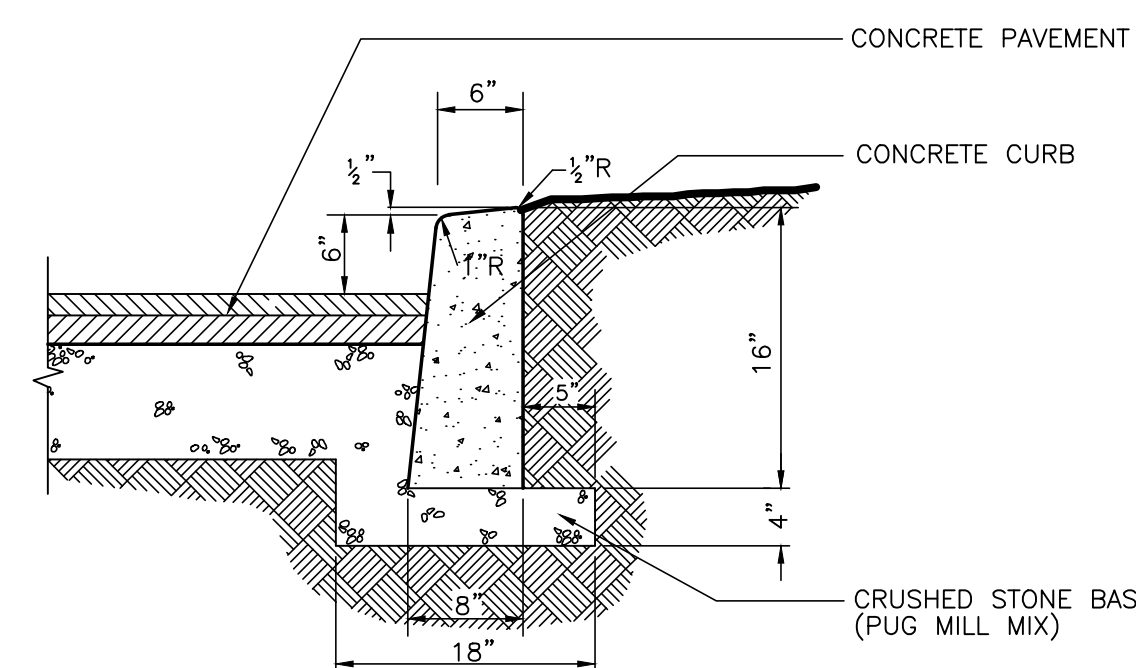
RIBBON CURB DETAIL
NOT TO SCALE



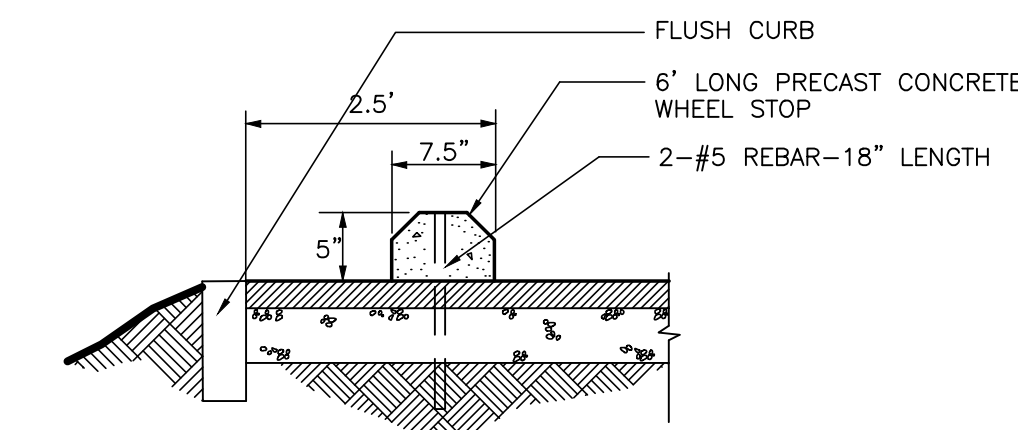
CONCRETE CURB & GUTTER
NOT TO SCALE



HANDICAP RAMP
CURBED RADIUS
NOT TO SCALE



VERTICAL CURB DETAIL
NOT TO SCALE



PRECAST CONCRETE
WHEEL STOP
NOT TO SCALE

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LANDSCAPE ARCHITECTS • SURVEYORS
CHATTANOOGA
1000 W. MARKET STREET
NASHVILLE, TN 37203
TEL: 615.244.8691
FAX: 615.244.8691
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MIXED USE BUILDINGS
FOR
REGENT HOMES
THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE



WK. ORDER	9260
DESIGNED:	B. SMITH
DRAWN:	D. SIEBERG
SCALE:	N/A
DATE:	SEPTEMBER 08, 2017

JOB NO.	10-081
REVISIONS	

CONSTRUCTION
DETAILS

C3.0

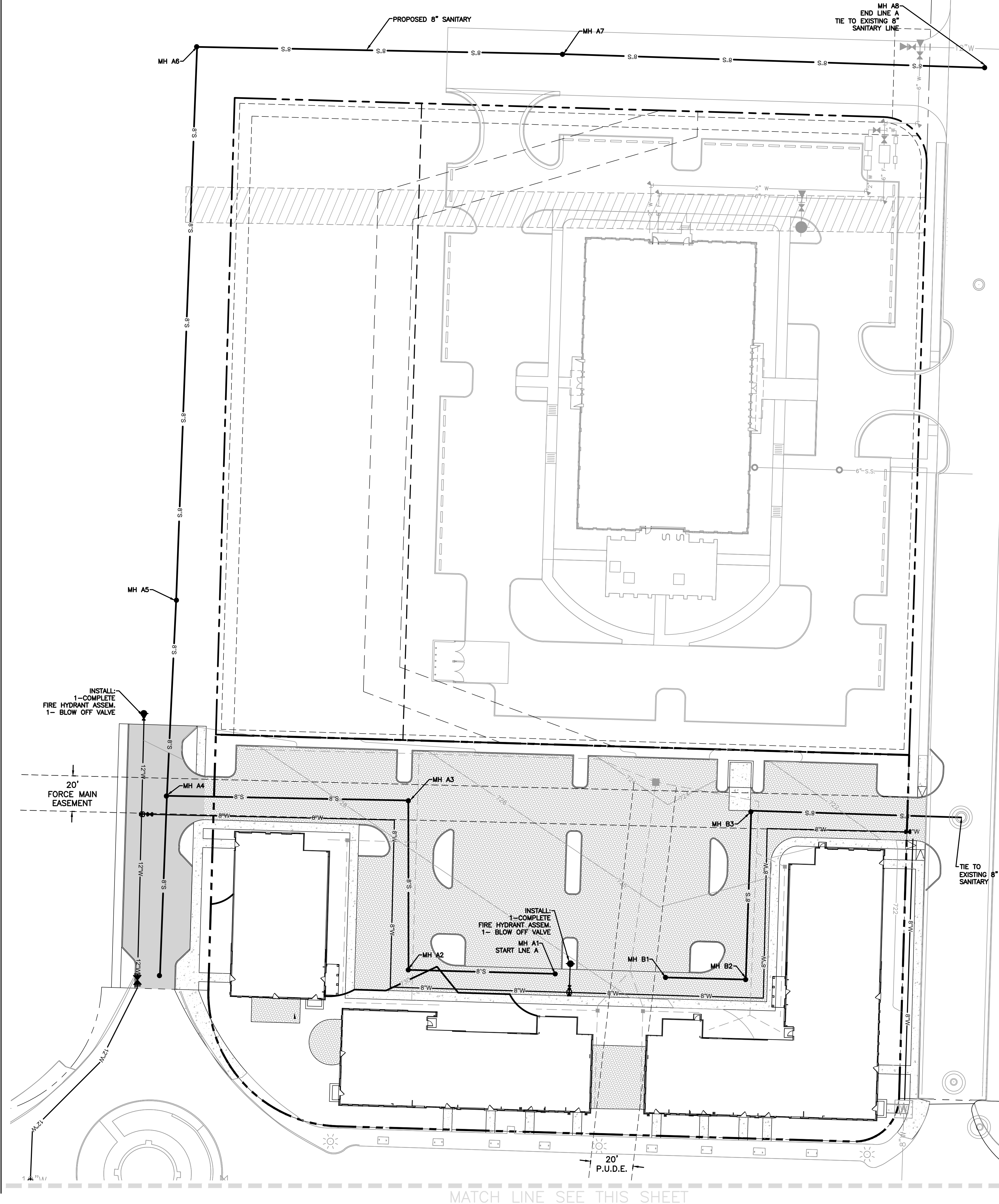
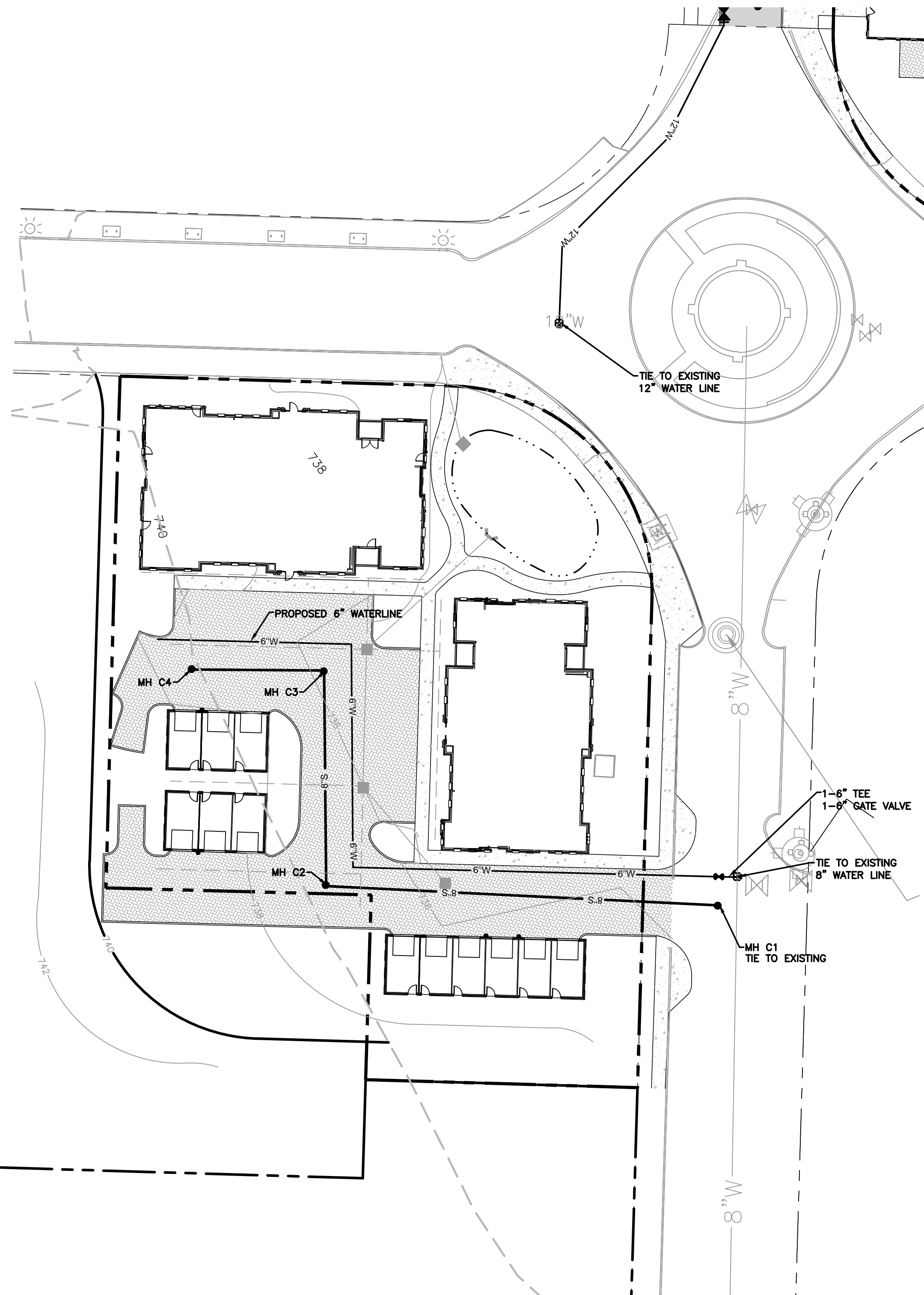
Utility Availability

Water service to the proposed buildings will be provided by the HB&TS Utility District via the extension of and/or service connections to the existing water lines in Tollgate Boulevard, Elliston Way and Branford Place as shown on the proposed Site Plan. Water pressures and volumes are currently adequate to serve the proposed units as shown on the plan.

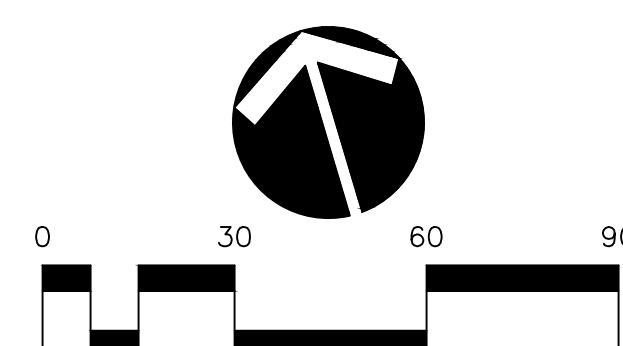
Sanitary sewer service will be provided by the Town of Thompson's Station via the extension of and/or service connections to existing sewer lines and manholes in Tollgate Boulevard, Elliston Way and Branford Place as shown on the proposed Site Plan. Wastewater flows will be conveyed from these extensions/connections to the existing pumping station located adjacent to the westerly margin of Columbia Pike near the West Harpeth River by the existing gravity system. Flows from this pumping station will then be conveyed via a raw force main to the existing gravity system on the west side of the overall project ridgeline and on to the existing pumping station adjacent to the amenities site and Tollgate, Section 13. Flows are then conveyed through an existing force main to the Schaeffer System treatment ponds on the south side of I-840. A detailed hydraulic analysis of the overall system will be accomplished during the project design phase to determine if any upgrades are necessary to accommodate the wastewater flows generated by the site plan development.

Electrical and gas service to the project will be provided by MTEMC and ATMOS Gas respectively. Extensions necessary to serve the proposed buildings will be determined by layouts prepared by MTEMC and ATMOS subsequent to the design phase of the project. There are no service limitations anticipated at this time.

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MIXED USE BUILDINGS
 FOR
 REGENT HOMES
 THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE



JOB NO.	10-081	DESIGNED:	B. SMITH	SCALE:	1"=30'
WK. ORDER	9260	DRAWN:	D. SIEBERG	DATE:	SEPTEMBER 08, 2017
REVISIONS					

UTILITIES PLAN

U1.0

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	SPACING	REMARKS
IF	22	ILEX X ATTENUATA 'FOSTERI' / FOSTER'S HOLLY	DECIDUOUS	2.5" CAL.	AS SHOWN	
QH	34	QUERCUS PHELLOS 'HIGHTOWER' / WILLOW OAK	DECIDUOUS	3" CAL.	AS SHOWN	STRONG CENTRAL LEADER, LIMBED UP 6"
QP	3	QUERCUS SHUMARDII 'PANACHE' / PANACHE SHUMARD OAK	DECIDUOUS	3" CAL.	AS SHOWN	STRONG CENTRAL LEADER, LIMBED UP 6"
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE/HT	SPACING	REMARKS
ID	53	ILEX GLABRA 'DENSA' / INKBERRY HOLLY	ANNUAL	30" HT.	AS SHOWN	MATCHING
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	TYPE	CONT	SPACING	REMARKS
AA	226 SF	ASCLEPIAS ALBICANS / WHITESTEM MILKWEED	ANNUAL	1 GAL.	24" O.C.	
HO	143 SF	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	ANNUAL	1 GAL.	24" O.C.	
PS	90 SF	PANICUM VIRGATUM 'SHENANDOAH' / SWITCH GRASS	ANNUAL	1 GAL.	36" O.C.	

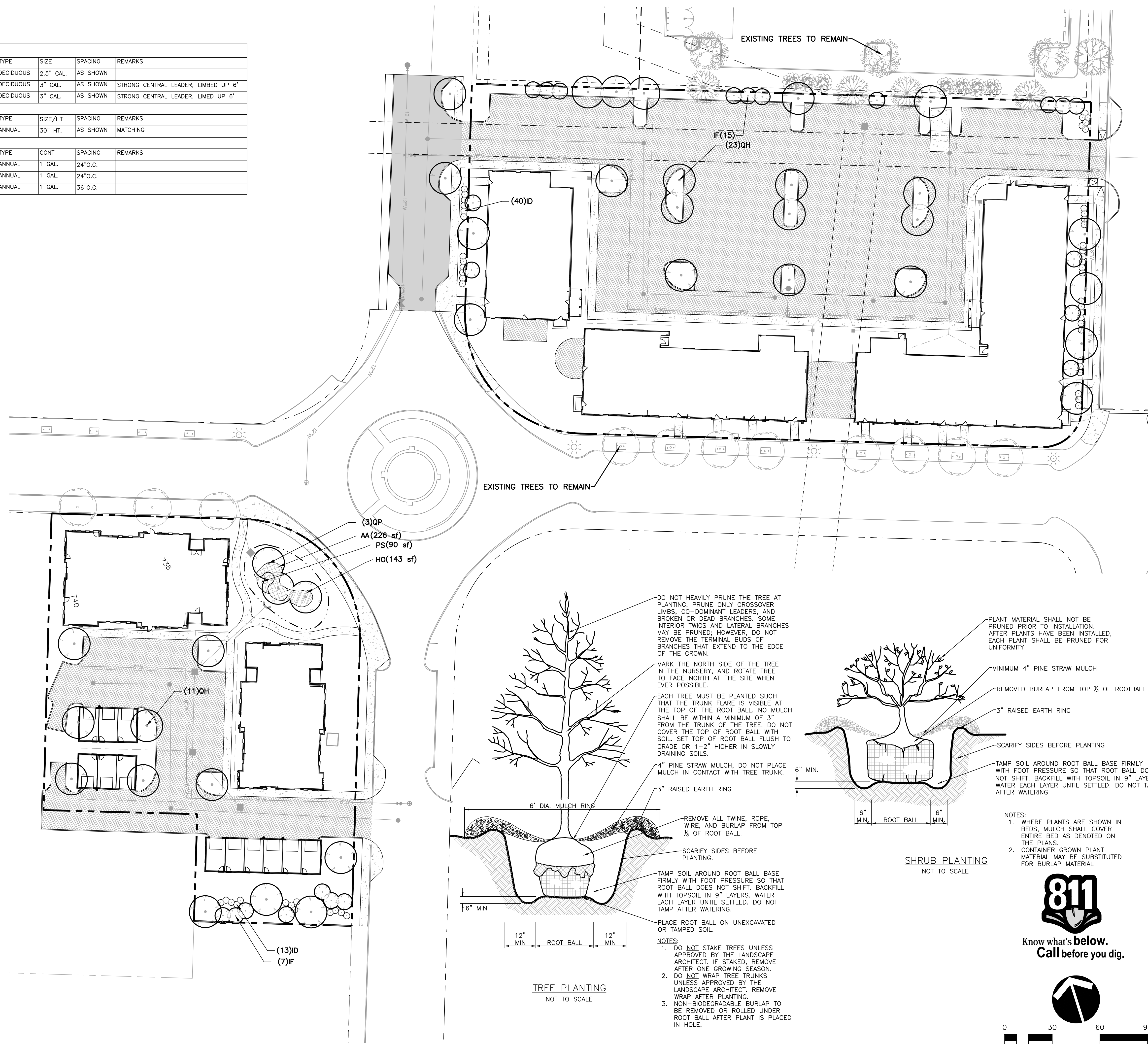
NOTE: ALL DISTURBED AREAS NOT OTHERWISE PLANTED TO BE SEEDED

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

SEEDING NOTES

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



RAGAN SMITH
 LAND PLANNERS • CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS
 CHATTANOOGA
 1000 W. MARKET STREET
 CHATTANOOGA, TN 37402
 (423) 244-8561
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 COMMISSION
 REVIEW ONLY

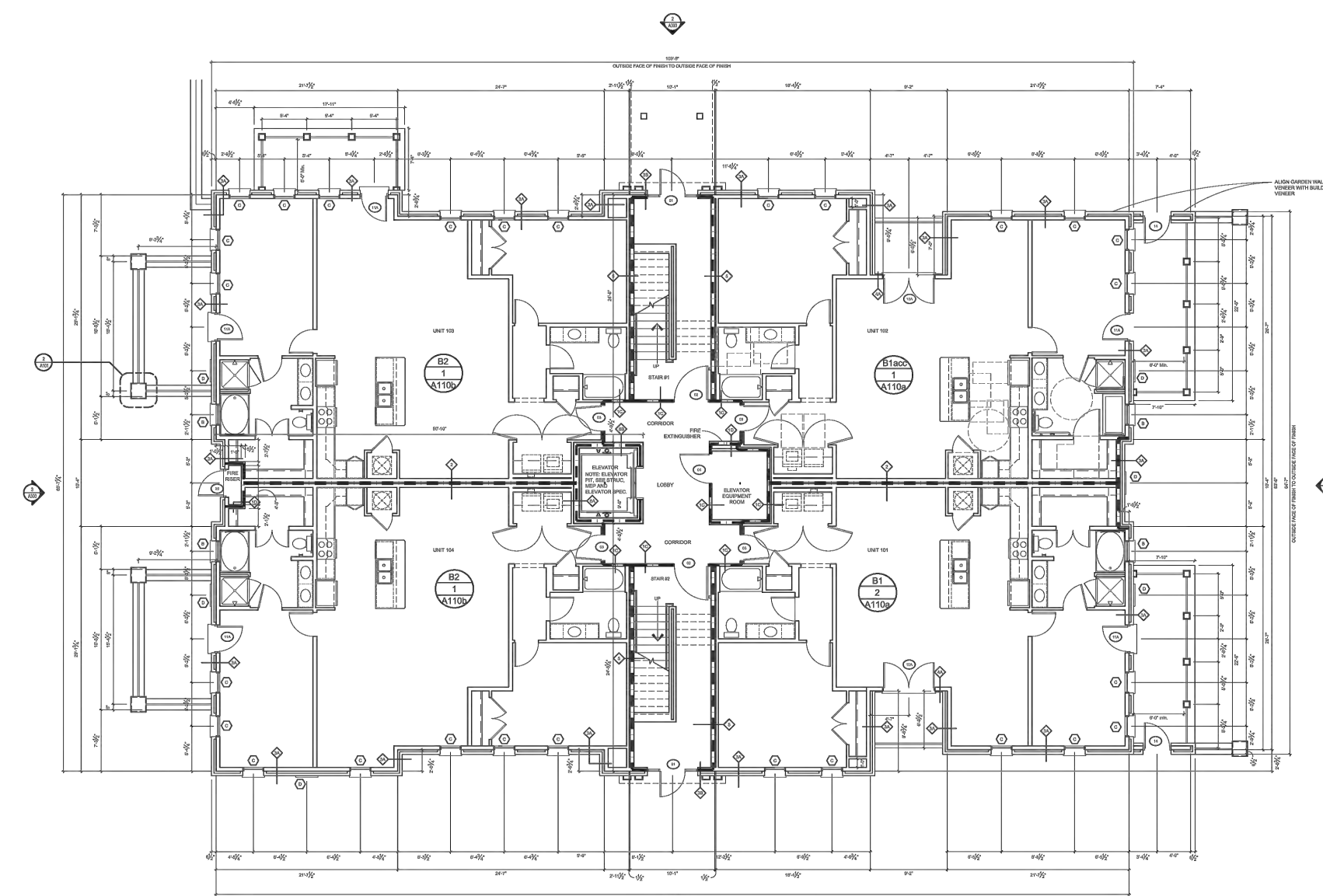
MIXED USE BUILDINGS
 FOR
 REGENT HOMES
 THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE



WK. ORDER	9260	DESIGNED:	B. SMITH	SCALE:	1"=30'
JOB NO.	10-081	DRAWN:	D. SIEBERG	DATE:	SEPTEMBER 08, 2017

LANDSCAPE PLAN
L1.0

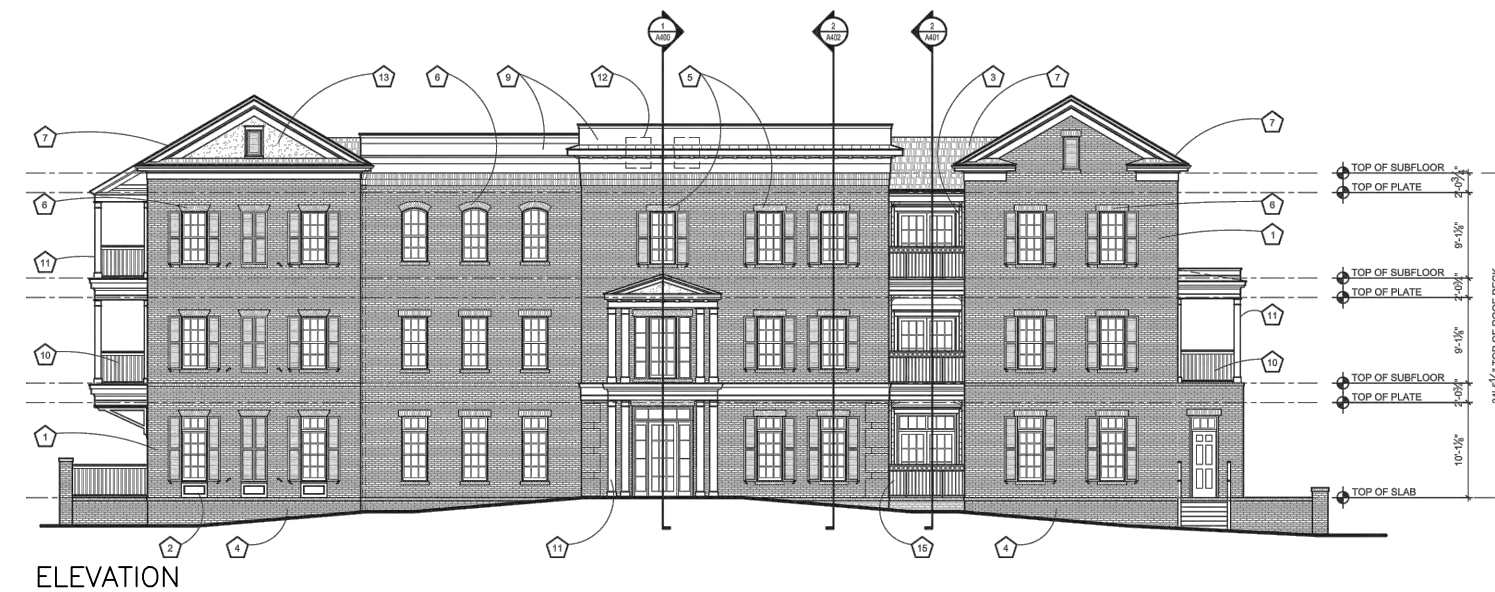
C:\WORK\2017\10-081\LANDSCAPE\10-081_LANDSCAPE_PLAN_L1.0.dwg
 PLOTTED BY DENISE HERRON ON 9/8/17 11:31 AM. LAYOUT: 10-081_LANDSCAPE_PLAN_L1.0.dwg



FLOOR PLAN
NOT TO SCALE



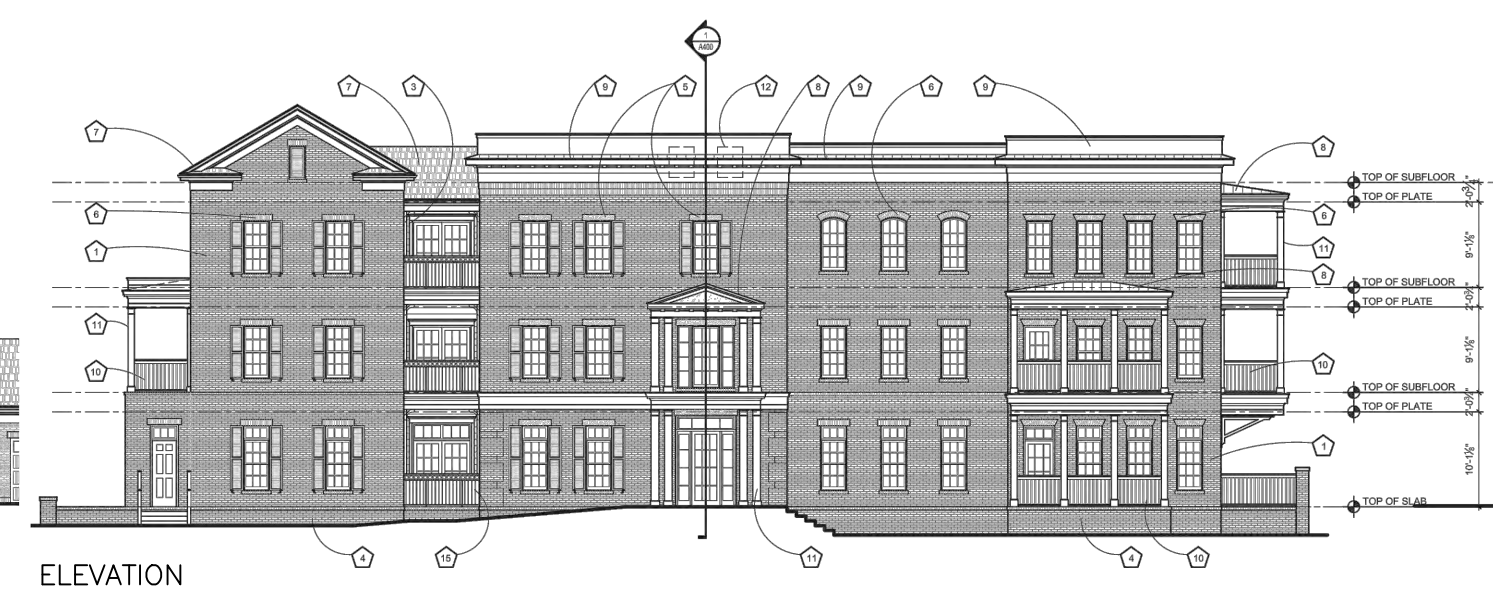
ELEVATION



ELEVATION

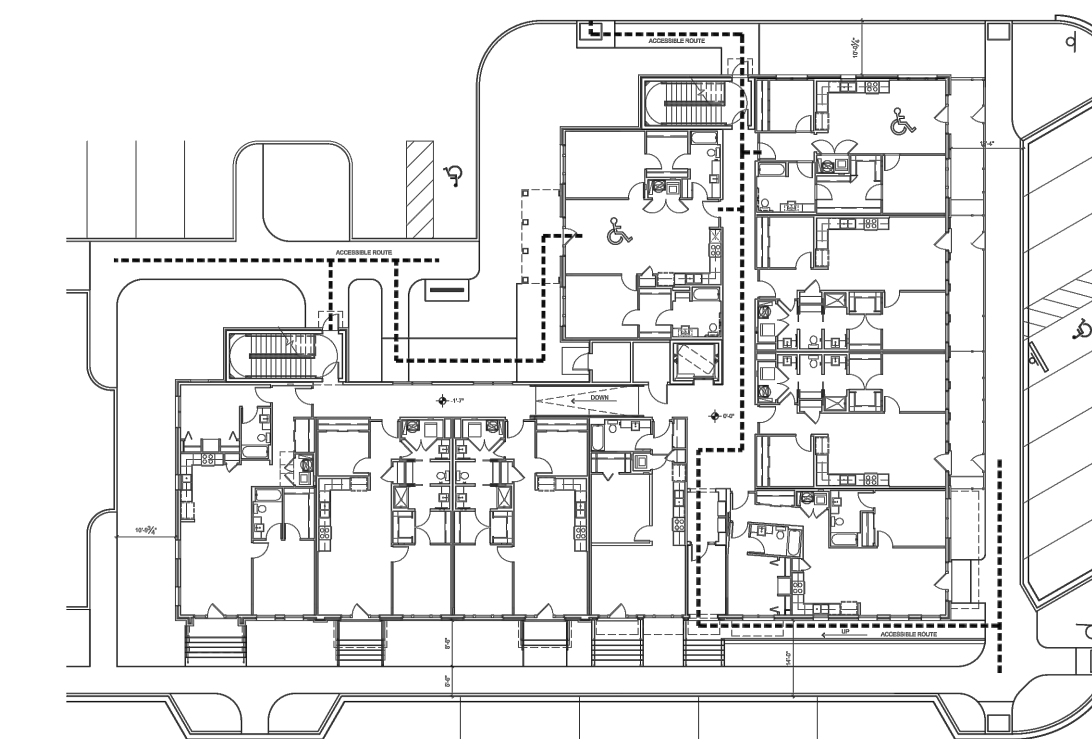


ELEVATION



ELEVATION

CHARLESTON



FLOOR PLAN
NOT TO SCALE



ELEVATION



ELEVATION



ELEVATION



ELEVATION

ALICIA

SOURCE: SMITH GEE STUDIO



SMITH
GEE
STUDIO
Smith Gee Studio, LLC
209 10th Avenue South, Suite 425
Nashville, Tennessee 37203
615.739.5555p
info@smithgeestudio.com

FOR PLANNING
COMMISSION
REVIEW ONLY

MIXED USE BUILDINGS
FOR
REGENT HOMES
THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE



JOB NO.	WK ORDER	TPG	JMR	REVISIONS
10-081	9260			
DESIGNED:				
DRAWN:				
SCALE:				
DATE:	SEPTEMBER 08, 2017			

ARCHITECTURAL

A1.1

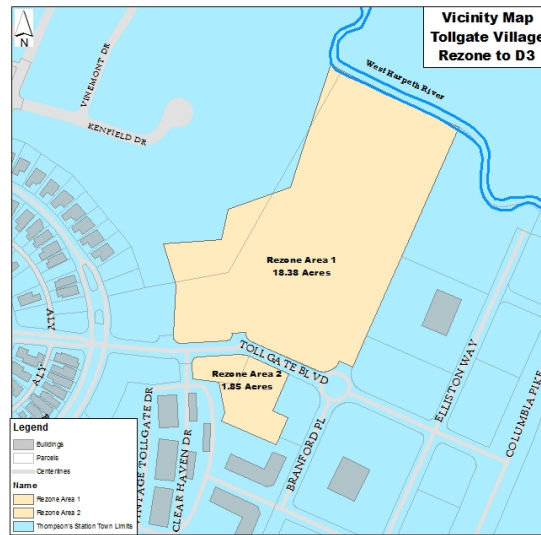
ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM SMITH GEE STUDIO.

**Thompson's Station Planning Commission
Item 5 - October 24, 2017 (Rezone 2107-006)**

Rezone to amend the Town's zoning map from NC – Neighborhood Commercial to D3 – High Intensity Residential for 20.2 acres located along Tollgate Boulevard and Elliston Way (a portion of Map 132, Parcel 001.00; a portion of Map 132, Parcel 001.10; a portion of Map 132, Parcel 001.07; and Map 132, Parcel 001.08)

PROJECT DESCRIPTION

A request from MBSC, LLC was submitted to amend the Town's Zoning Map from Neighborhood Commercial zoning to D3 zoning for 20.2 acres located on Tollgate Boulevard and Elliston Way.



REZONE PROCESS

Amendments to the ordinance or the zoning map are considered on a case by case basis upon request or petition to the Planning Commission. Proposed map amendments, as in this case, must be “predicated by a finding that the proposed amendment is consistent with the intent of the Town’s General Plan and the proposed amendment will not have a deleterious effect on surrounding properties or the Town as a whole” (LDO 5.3.3).

“No change or departure from the text or maps of this ordinance shall be made, unless the amendment be first submitted to the Planning Commission for review and recommendation. The Town Administrator shall ensure no amendment proposal takes longer than forty (40) days between the time it is submitted to the Town and the time it is reviewed by the Planning Commission. After Planning Commission review and regardless of recommendation (approve, disapprove, or no recommendation), the Town Administrator shall ensure the first public hearing of the amendment proposal takes place during the next Town Board of Mayor and Aldermen meeting” (LDO 5.3.1).

ZONING MAP AMENDMENT

The request is to amend the zoning map to rezone a one parcel and a portion of three other parcels totaling 20.2 acres within the front areas of Tollgate Village (portion of Map 132 Parcel 001.00; portion of Map 132, Parcel 001.10; portion of Map 132, Parcel 001.07; and Map 132, Parcel 001.08) from NC – Neighborhood Commercial to D3 – High Intensity Residential zoning. The NC zone should “include neighborhood commercial activities, small-scale businesses, and high intensity residential” (LDO 1.2.7). 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” (LDO 1.2.7). The D3 zone permits a

density of three units per acre with minimum lot widths of 50 feet for single-family and 20 feet for townhomes. Tollgate Village has an approved development plan, which the developer intends to substantially modify. The proposed plan shows a significant increase in density beyond the three acres permitted within the D3 zone and illustrates that the project will not meet the open space requirements. Furthermore, the neighborhood commercial zoning district was incorporated into the Town's LDO after careful consideration regarding the land uses that were approved for the overall development plan. Further deviations that do not comply with the Town's zoning cannot be favorably recommended for an amendment to the zoning because it may result in a deleterious effect on the community.

General Plan Consistency

Tollgate Village was originally proposed as a development that would create a neighborhood with a mix of housing types, commercial and office. Goal 2 of the Land Use Element states to "achieve a balanced mix of uses within the Town" and Policy 2.1 further emphasizes to "provide opportunities for a mix of housing and commercial throughout the Town to accommodate a range of needs." Tollgate Village was developed with the intent to provide a variety of housing that includes single-family, cottage homes, townhomes, condominiums and apartments along with a mix of office and commercial uses. Policy 3.1 within Goal 3 of the Land Use Element states to "designate a variety of land uses that are compatible with surrounding land uses, locating higher intensity uses near major thoroughfares and freeways" and Policy 3.7 specifies that "higher intensity commercial land uses" should be located "in proximity to State Route 840 and major arterials." The development plan specified the commercial type uses which included both office and commercial within the front areas of the development. The location of these uses in proximity to Columbia Pike, a major arterial and State Route 840 is consistent with the General Plan goals and policies. However, the approved development plan was not consistent with the Town's zoning and therefore, as part of a comprehensive review of zoning, the NC district was established to enable the land uses shown on the development plan to be developed. Therefore, Staff finds that the existing zoning of Neighborhood Commercial district is appropriate given the General Plan goals and policies to provides the balance and diversity of land uses and the request to rezone the land to D3, a residential zone does not meet the intent of the General Plan.

RECOMMENDATION

Based on the findings that the proposed rezone does not meet the intent of the General Plan and may have a deleterious effect on the community, the Planning Commission recommends that the Board of Mayor and Aldermen deny the request to amend the zoning map to rezone 20.2 acres of land (portion of Map 132 Parcel 001.00; portion of Map 132, Parcel 001.10; portion of Map 132, Parcel 001.07; and Map 132, Parcel 001.08) from the NC zone to the D3 zone.

ATTACHMENTS

Trip Generation Assessment
Proposed Zoning Map
General Property Survey
Rezoning Legal Description Exhibit
Natural Resource Exhibit
Concept Plan

September 8, 2017

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 REZONING
TRIP GENERATION ASSESSMENT
TOWN OF THOMPSON'S STATION, TENNESSEE**

Dear Wendy:

This letter is being submitted as part of a rezoning application for a portion of the Tollgate Village development located on the west site of Columbia Pike north of Interstate 840 and Independence High School. The area being rezoned from NC to D3 will allow for a mix of townhome, live/work, and retail/commercial uses and is located on the northeast, northwest, and southwest corners at the intersection of Tollgate Boulevard and Branford Place. The purpose of this letter to provide trip generation information related to the area being rezoned 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 rezoning application 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, 9th Edition*.

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

TABLE 1								
TRIP GENERATION: TOLLGATE VILLAGE REZONING								
Land Use	Total Units	Daily Trips	A.M. Peak Hour			P.M. Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total
Townhomes	217 units	1,262	30	144	174	76	37	113
Live/Work	13 units	191	15	7	22	8	14	22
Mixed Use Residential	70 units	466	7	29	36	28	15	43
Mixed Use Retail/Commercial	18,500 sf	829	-	-	-	29	37	66
Internal Trip Capture Reduction	n/a	- 212	-	-	-	- 9	- 9	- 18
TOTAL		2,536	52	180	232	132	94	226

As shown in Table 1, the rezoning at Tollgate Village is estimated to contribute 232 trips during the a.m. peak hour and 226 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	263
Tollgate Village Rezoning (Current Proposal, see Table 1)	232	226
Remaining Available Trip Generation Capacity	365	580

As shown in Table 2, the remaining available trip generation capacity after the development at the proposed rezoning at Tollgate Village will be 365 trips during the a.m. peak hour and 580 trips during the p.m. peak hour.

Conclusions

Based on the estimated trip generation for the proposed rezoning and the tabulation of trip generation sources at Tollgate Village, the current proposal for townhome, live/work, 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

TRIP GENERATION

Townhomes - 217 Dwelling Units

Use ITE Land Use Code 230 (Residential Condominium/Townhouse) and associated trip generation rates for 24-hour total trips and peak hour trips.

Average Daily Traffic

$$\ln(T) = 0.87 \ln(X) + 2.46$$

$$\ln(T) = 0.87 \ln(217) + 2.46$$

$$T = 1262$$

A.M. Peak Hour of Adjacent Street Traffic

$$T = 0.80(X) + 0.26$$

$$T = 0.80(217) + 0.26$$

$$T = 174$$

$$\text{Enter} = 0.17(174) = 30$$

$$\text{Exit} = 0.83(174) = 144$$

P.M. Peak Hour of Adjacent Street Traffic

$$\ln(T) = 0.82 \ln(X) + 0.32$$

$$\ln(T) = 0.82 \ln(217) + 0.32$$

$$T = 113$$

$$\text{Enter} = 0.67(113) = 76$$

$$\text{Exit} = 0.33(113) = 37$$

TRIP GENERATION

Live/Work (Residential) - 13 Dwelling Units

Use ITE Land Use Code 230 (Residential Condominium/Townhouse) and associated trip generation rates for 24-hour total trips and peak hour trips.

Average Daily Traffic

$$T = 5.81 (X)$$

$$T = 5.81 (0.013)$$

$$T = 76$$

A.M. Peak Hour of Adjacent Street Traffic

$$T = 0.44(X)$$

$$T = 0.44(13)$$

$$T = 6$$

$$\text{Enter} = 0.17(6) = 1$$

$$\text{Exit} = 0.83(6) = 5$$

P.M. Peak Hour of Adjacent Street Traffic

$$T = 0.52(X)$$

$$T = 0.52(13)$$

$$T = 7$$

$$\text{Enter} = 0.67(7) = 5$$

$$\text{Exit} = 0.33(7) = 2$$

TRIP GENERATION

Live/Work (Work Space) - 10,400 Sq. Feet Gross Floor Area (X = GSF/1000)

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

$$T = 11.03 (X)$$

$$T = 11.03 (10.4)$$

$$T = 115$$

A.M. Peak Hour

$$T = 1.56 (X)$$

$$T = 1.56 (10.4)$$

$$T = 16$$

$$\text{Enter} = 0.88(6) = 14$$

$$\text{Exit} = 0.12(6) = 2$$

P.M. Peak Hour

$$T = 1.49 (X)$$

$$T = 1.49 (10.4)$$

$$T = 15$$

$$\text{Enter} = 0.17(7) = 3$$

$$\text{Exit} = 0.83(7) = 12$$

TRIP GENERATION

Mixed Use Stacked Residential - 70 Dwelling Units

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

Average Daily Traffic

$$T = 6.65(X)$$

$$T = 6.65(70)$$

$$T = 466$$

A.M. Peak Hour of Adjacent Street Traffic

$$T = 0.51(X)$$

$$T = 0.51(70)$$

$$T = 36$$

$$\text{Enter} = 0.20(36) = 7$$

$$\text{Exit} = 0.80(36) = 29$$

P.M. Peak Hour of Adjacent Street Traffic

$$T = 0.62(X)$$

$$T = 0.62(70)$$

$$T = 43$$

$$\text{Enter} = 0.65(43) = 28$$

$$\text{Exit} = 0.35(43) = 15$$

TRIP GENERATION

Specialty Retail Center - 18,500 Sq. Feet Gross Floor Area (X = GSF/1000)

Use ITE Land Use Code 826 (Specialty Retail Center) and associated trip generation rates for 24-hour total trips and peak hour trips.

Average Daily Traffic

$$T = 42.78(X) + 37.66$$

$$T = 42.78(18.5) + 37.66$$

$$T = 829$$

A.M. Peak Hour of Adjacent Street Traffic

Not Applicable

P.M. Peak Hour of Adjacent Street Traffic

$$T = 2.40(X) + 21.48$$

$$T = 2.40(18.5) + 21.48$$

$$T = 66$$

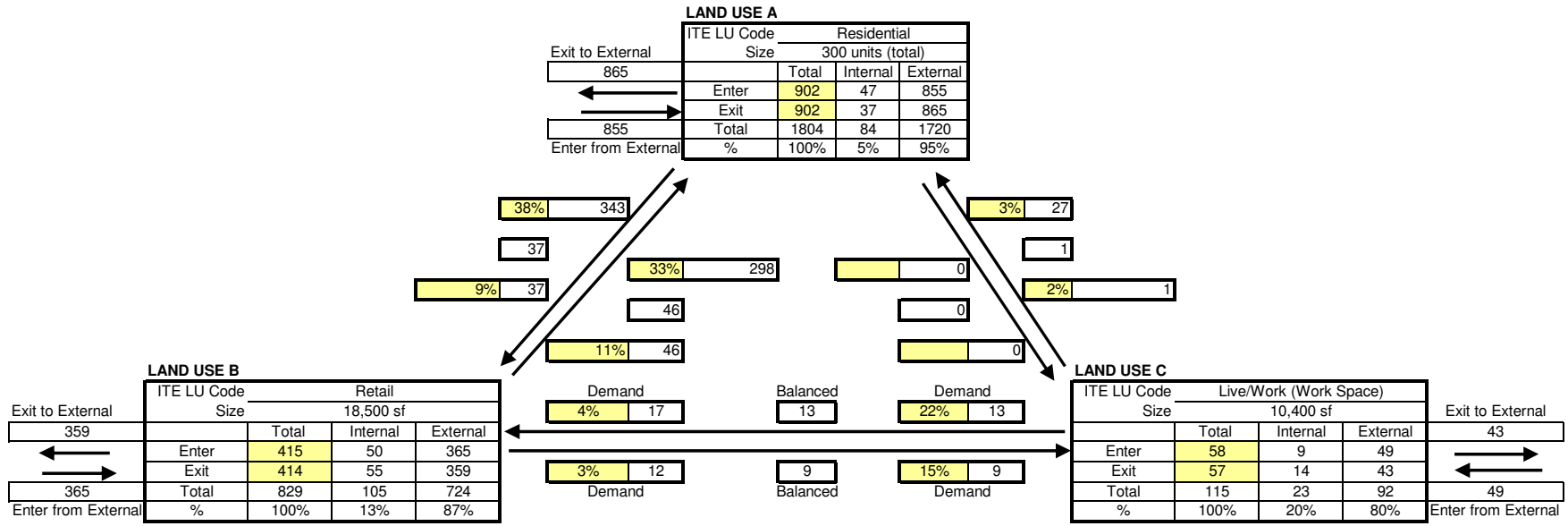
$$\text{Enter} = 0.44(66) = 29$$

$$\text{Exit} = 0.56(66) = 37$$

Analyst bsb
 Date 9/8/2017

**MULTI-USE DEVELOPMENT
 TRIP GENERATION
 AND INTERNAL CAPTURE SUMMARY**

Name of Dvlp Tollgate Village Rezoning
 Time Period Daily

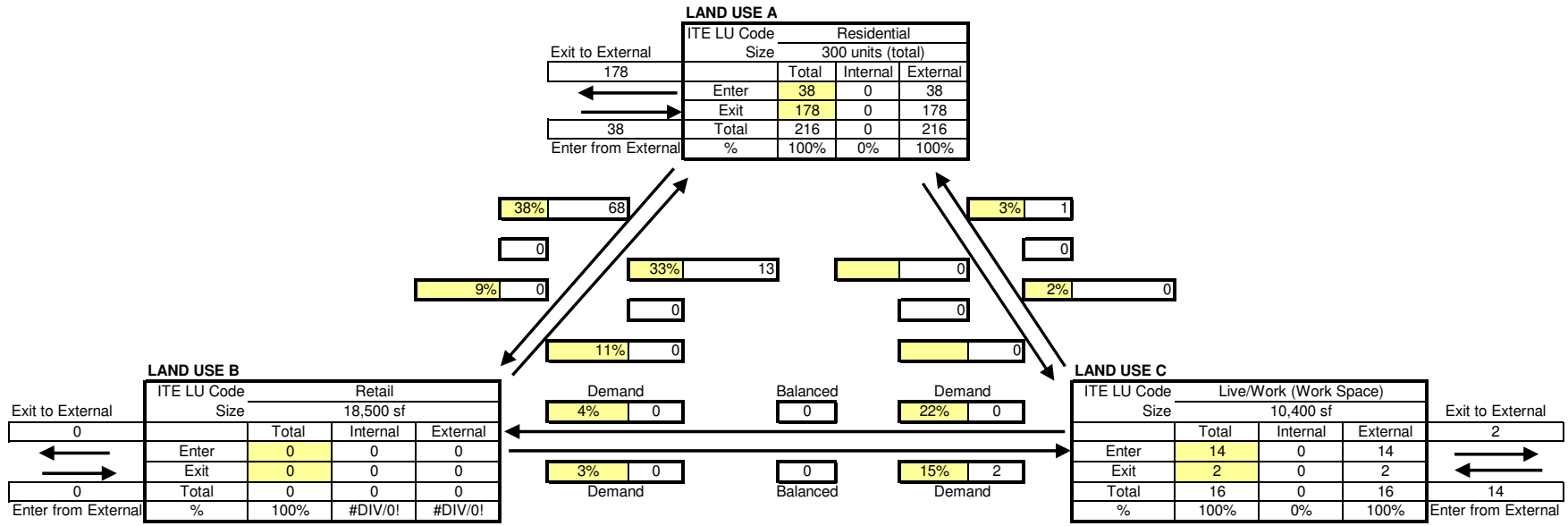


Net External Trips for Multi-Use Development					
	LAND USE A	LAND USE B	Land Use C	Total	
Enter	855	365	49	1269	
Exit	865	359	43	1267	
Total	1720	724	92	2536	
Use Trip. Gen. Est.	1804	829	115	2748	
					INTERNAL CAPTURE 8%

Analyst bsb
 Date 9/8/2017

**MULTI-USE DEVELOPMENT
 TRIP GENERATION
 AND INTERNAL CAPTURE SUMMARY**

Name of Dvlp Tollgate Village Rezoning
 Time Period AM Peak Hour

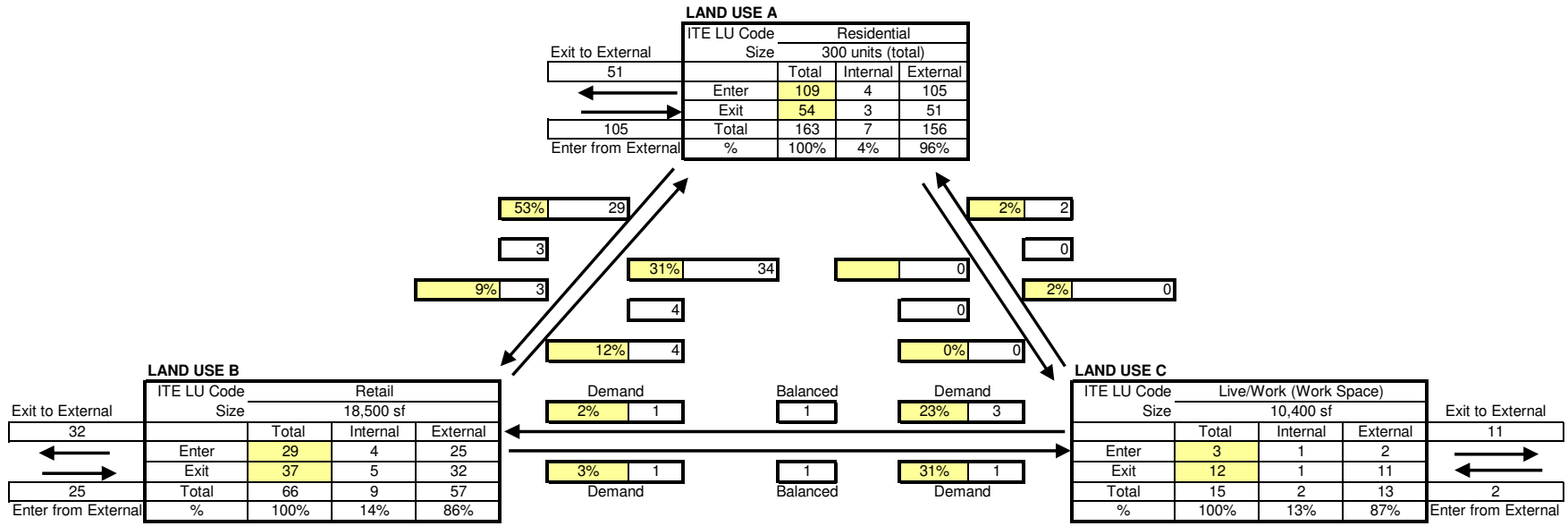


	LAND USE A	LAND USE B	Land Use C	Total	
Enter	38	0	14	52	
Exit	178	0	2	180	
Total	216	0	16	232	
Use Trip. Gen. Est.	216	0	16	232	INTERNAL CAPTURE 0%

Analyst bsb
 Date 9/8/2017

**MULTI-USE DEVELOPMENT
 TRIP GENERATION
 AND INTERNAL CAPTURE SUMMARY**

Name of Dvlp Tollgate Village Rezoning
 Time Period PM Peak Hour



Net External Trips for Multi-Use Development				
	LAND USE A	LAND USE B	Land Use C	Total
Enter	105	25	2	132
Exit	51	32	11	94
Total	156	57	13	226
Use Trip. Gen. Est.	163	66	15	244
				INTERNAL CAPTURE
				7%

GENERAL NOTES

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983... 2. THIS PROPERTY IS CURRENTLY ZONED NC - (NEIGHBORHOOD COMMERCIAL) AND DC1 (HIGH INTENSITY RESIDENTIAL)... 3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY... 4. THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A COPY OF A TITLE COMMITMENT.

TRACT 1

BEING A TRACT OF LAND IN THE TOWN OF THOMPSON'S STATION, FOURTH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE BEING A PART OF THE MBSC TN, HOMEBUILDERS, LLC PROPERTY OF RECORD IN BOOK 6403, PAGE 542, AND BOOK 6264, PAGE 242, R.O.W.C.T. AND THE HARPETH RIVER ON THE EAST BY ELLISTON WAY (60 FOOT WIDE RIGHT-OF-WAY), ON THE SOUTH BY TOLLGATE BOULEVARD (60 FOOT WIDE RIGHT-OF-WAY), ON THE WEST BY THE REMAINDER OF SAID MBSC TN, HOMEBUILDERS, LLC PROPERTY AND THE MBSC TN, HOMEBUILDERS, LLC PROPERTY OF RECORD IN BOOK 5204, PAGE 242, R.O.W.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- 1. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 39.24 FEET, A RADIUS OF 25.01 FEET, A CENTRAL ANGLE OF 89 DEGREES 09 MINUTES 42 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 68 DEGREES 43 MINUTES 42 SECONDS WEST, 35.34 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA"; 2. NORTH 66 DEGREES 13 MINUTES 31 SECONDS WEST, 290.00 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA"; 3. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 117.05 FEET, A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 25 MINUTES 08 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 21 DEGREES 30 MINUTES 58 SECONDS WEST, 105.53 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA"; 4. NORTH 66 DEGREES 13 MINUTES 31 SECONDS WEST, 60.01 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA"; 5. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 117.05 FEET, A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 25 MINUTES 08 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 69 DEGREES 03 MINUTES 56 SECONDS WEST, 105.53 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA"; 6. NORTH 66 DEGREES 13 MINUTES 31 SECONDS WEST, 275.71 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA"; 7. ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 16.25 FEET, A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 07 DEGREES 09 MINUTES 44 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 69 DEGREES 48 MINUTES 23 SECONDS WEST, 16.24 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA"; 8. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 30.51 FEET, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 55 MINUTES 10 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 28 DEGREES 28 MINUTES 57 SECONDS WEST, 28.65 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA"; 9. NORTH 03 DEGREES 28 MINUTES 38 SECONDS WEST, 14.24 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA"; 10. SOUTH 86 DEGREES 31 MINUTES 22 SECONDS WEST, 60.00 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA"; 11. SOUTH 03 DEGREES 28 MINUTES 38 SECONDS EAST, 4.80 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA"; 12. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 39.28 FEET, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 54 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 43 DEGREES 31 MINUTES 22 SECONDS WEST, 35.36 FEET TO A PK NAIL (OLD) STAMPED "RSA"; 13. SOUTH 86 DEGREES 31 MINUTES 22 SECONDS WEST, 190.00 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA"; 14. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 39.28 FEET, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 54 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 43 DEGREES 28 MINUTES 38 SECONDS WEST, 35.36 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA"; 15. NORTH 03 DEGREES 28 MINUTES 38 SECONDS WEST, 10.40 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA"; 16. SOUTH 86 DEGREES 31 MINUTES 22 SECONDS WEST, 60.00 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA"; 17. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 43.46 FEET, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 99 DEGREES 36 MINUTES 03 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 48 DEGREES 19 MINUTES 38 SECONDS WEST, 38.19 FEET TO A PK NAIL STAMPED "RSA"; 18. NORTH 83 DEGREES 52 MINUTES 06 SECONDS WEST, 17.33 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RSA";

THENCE, LEAVING THE NORTHERLY RIGHT-OF-WAY OF TOLLGATE BOULEVARD AND CROSSING SAID MBSC TN, HOMEBUILDERS, LLC PROPERTY OF RECORD IN BOOK 6403, PAGE 542, R.O.W.C.T. THE FOLLOWING TWO BEARINGS AND DISTANCES: 1. NORTH 06 DEGREES 07 MINUTES 54 SECONDS EAST, 92.49 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RSA"; 2. NORTH 09 DEGREES 23 MINUTES 56 SECONDS WEST, 130.95 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA" AT THE SOUTHEAST CORNER OF LOT 1478 OF PLAN ENTITLED "TOLLGATE VILLAGE, SECTION 14A" OF RECORD IN PLAT BOOK P60, PAGE 87, R.O.W.C.T. AND AT A SOUTHWEST CORNER OF THE MBSC TN, HOMEBUILDERS, LLC PROPERTY OF RECORD IN BOOK 5204, PAGE 242, R.O.W.C.T., ALSO BEING A NORTHWEST CORNER OF THE MBSC TN, HOMEBUILDERS, LLC PROPERTY OF RECORD IN BOOK 6403, PAGE 542, R.O.W.C.T.;

LEGEND

Table with 4 columns: Symbol, Description, Symbol, Description. Includes symbols for iron rods, PK nails, light standards, transformer pads, fire hydrants, water valves, catch basins, sewer manholes, sanitary sewer lines, gas lines, water lines, and force mains.

PROPERTY MAP REFERENCE

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

DEED REFERENCE

MAP 132, PARCEL 001.00, 001.07, 001.08 AND 001.09 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.

MAP 132, PARCEL 1.10

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MBSC TN HOMEBUILDERS, LLC FROM MBSC TN HOMEBUILDERS, LLC BY QUILTMAID 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.

THENCE, LEAVING COMMON CORNER OF THE MBSC TN, HOMEBUILDERS, LLC PROPERTIES AND LOT 1478, CROSSING THE MBSC TN, HOMEBUILDERS, LLC PROPERTY OF RECORD IN BOOK 6403, PAGE 542, R.O.W.C.T., NORTH 84 DEGREES 36 MINUTES 23 SECONDS EAST, 124.18 FEET AN IRON ROD (NEW) WITH CAP STAMPED "RSA"; THENCE, LEAVING SAID PROPERTY AND CROSSING THE MBSC TN, HOMEBUILDERS, LLC PROPERTY OF RECORD IN BOOK 5264, PAGE 242, R.O.W.C.T. THE FOLLOWING FOUR BEARINGS AND DISTANCES:

- 1. NORTH 16 DEGREES 52 MINUTES 53 SECONDS WEST, 177.63 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RSA"; 2. NORTH 86 DEGREES 21 MINUTES 51 SECONDS EAST, 241.66 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RSA"; 3. NORTH 12 DEGREES 24 MINUTES 10 SECONDS EAST, 129.81 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RSA"; 4. NORTH 61 DEGREES 14 MINUTES 25 SECONDS EAST, 277.69 FEET; TO AN IRON ROD (NEW) WITH CAP STAMPED "RSA" ON THE PROPERTY OF THE MBSC TN, HOMEBUILDERS, LLC PROPERTY OF RECORD IN BOOK 6403, PAGE 542, R.O.W.C.T.;

THENCE, LEAVING SAID PROPERTY AND CROSSING THE MBSC TN, HOMEBUILDERS, LLC PROPERTY OF RECORD IN BOOK 5264, PAGE 242, R.O.W.C.T., NORTH 24 DEGREES 14 MINUTES 12 SECONDS EAST, PASSING AN IRON ROD (OLD) WITH CAP STAMPED "RSA" AT 467.95 FEET, ON IN ALL 517.95 FEET TO THE SOUTHERLY BANK OF THE HARPETH RIVER;

THENCE, WITH SAID SOUTHERLY BANK OF THE HARPETH RIVER THE FOLLOWING THREE BEARINGS AND DISTANCES:

- 1. SOUTH 54 DEGREES 43 MINUTES 22 SECONDS EAST, 65.00 FEET; 2. SOUTH 66 DEGREES 48 MINUTES 40 SECONDS EAST, 245.82 FEET; 3. SOUTH 58 DEGREES 57 MINUTES 41 SECONDS EAST, 250.03 FEET;

THENCE, LEAVING THE SOUTHERLY BANK OF THE HARPETH RIVER AND CROSSING THE MBSC TN, HOMEBUILDERS, LLC PROPERTY OF RECORD IN BOOK 6403, PAGE 542, R.O.W.C.T.; SOUTH 23 DEGREES 46 MINUTES 29 SECONDS WEST, PASSING AN IRON ROD (NEW) WITH CAP STAMPED "RSA" AT 50.00, PASSING AN IRON ROD (OLD) WITH CAP STAMPED "RSA" AT 576.35 FEET AT THE NORTHWEST CORNER OF SAID SHELTER ENTERPRISES, LLC PROPERTY, THE SAME PROPERTY BEING LOT 3201 OF PLAN ENTITLED "TOLLGATE VILLAGE, SECTION 32", ON IN ALL, 934.36 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA" AT THE SOUTHWEST CORNER OF SAID PROPERTY;

THENCE, WITH THE SOUTHERLY LINE OF SAID PROPERTY, SOUTH 66 DEGREES 13 MINUTES 31 SECONDS EAST, 390.00 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 907,097 SQUARE FEET, OR 20.82 ACRES MORE OR LESS.

TRACT 2

BEING A TRACT OF LAND IN TOWN OF THOMPSON'S STATION, THE FOURTH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE BEING A PART OF THE MBSC TN, HOMEBUILDERS, LLC PROPERTY OF RECORD IN BOOK 5264, PAGE 542, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.T.), ALSO BEING A PORTION OF LOT 3304 OF THE PLAN ENTITLED "TOLLGATE VILLAGE, SECTION 33, (LOTS 3301-3304) AND REVISION TO SECTION 20, (LOT 20.6) OF RECORD IN PLAT BOOK P60, PAGE 86, R.O.W.C.T. AND GENERALLY BOUNDED ON THE NORTH BY TOLLGATE BOULEVARD (60 FOOT WIDE RIGHT-OF-WAY); ON THE EAST, SOUTH AND WEST BY THE REMAINDER OF SAID MBSC TN, HOMEBUILDERS, LLC PROPERTY; ALSO BOUNDED ON THE WEST BY THE REMAINDER OF SAID LOT 3304 OF THE PLAN ENTITLED "TOLLGATE VILLAGE, SECTION 33, (LOTS 3301-3304) AND REVISION TO SECTION 20, (LOT 20.6) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) WITH CAP STAMPED "RSA" (RAGAN-SMITH ASSOCIATES) AT A SOUTHEAST CORNER OF SAID LOT 3304 OF THE PLAN ENTITLED "TOLLGATE VILLAGE, SECTION 33, (LOTS 3301-3304) AND REVISION TO SECTION 20, (LOT 20.6)";

THENCE, WITH THE SOUTHERLY LINE OF SAID LOT 3304 THE FOLLOWING TWO BEARINGS AND DISTANCES:

- 1. SOUTH 84 DEGREES 56 MINUTES 45 SECONDS WEST, 110.86 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA"; 2. NORTH 83 DEGREES 36 MINUTES 06 SECONDS WEST, 89.92 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA";

THENCE, CROSSING SAID LOT 3304, NORTH 06 DEGREES 23 MINUTES 54 SECONDS EAST, 110.00 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RSA" IN THE SOUTHERLY RIGHT-OF-WAY OF TOLLGATE BOULEVARD (60 FOOT WIDE RIGHT-OF-WAY);

THENCE, WITH SAID RIGHT-OF-WAY THE FOLLOWING TWO BEARINGS AND DISTANCES:

- 1. SOUTH 83 DEGREES 36 MINUTES 06 SECONDS EAST, 130.77 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA"; 2. NORTH 86 DEGREES 31 MINUTES 22 SECONDS EAST, 26.70 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA";

THENCE LEAVING SAID RIGHT-OF-WAY OF TOLLGATE BOULEVARD WITH THE EASTERLY LINE OF SAID LOT 3304, THE FOLLOWING TWO CALLS:

- 1. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 39.28 FEET, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 54 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 48 DEGREES 28 MINUTES 38 SECONDS EAST, 35.36 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA"; 2. SOUTH 03 DEGREES 28 MINUTES 38 SECONDS EAST, 73.32 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 20,072 SQUARE FEET, OR 0.46 ACRES MORE OR LESS.

UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, 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 (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.



TRACT 3

BEING A TRACT OF LAND IN TOWN OF THOMPSON'S STATION, THE FOURTH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE BEING A PART OF THE MBSC TN, HOMEBUILDERS, LLC PROPERTY OF RECORD IN AND BOOK 5264, PAGE 242, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.T.), ALSO BEING LOTS 3302 AND 3303 OF THE PLAN ENTITLED "TOLLGATE VILLAGE, SECTION 33, (LOTS 3301-3304) AND REVISION TO SECTION 20 (LOT 20.6) OF RECORD IN PLAT BOOK P60, PAGE 86, R.O.W.C.T. GENERALLY BOUNDED ON THE NORTH BY TOLLGATE BOULEVARD (60 FOOT WIDE RIGHT-OF-WAY); ON THE EAST BY BRANFORD PLACE (60 FOOT WIDE RIGHT-OF-WAY), ON THE SOUTH AND WEST BY THE REMAINING PROPERTY OF SAID MBSC TN HOMEBUILDERS, LLC PROPERTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

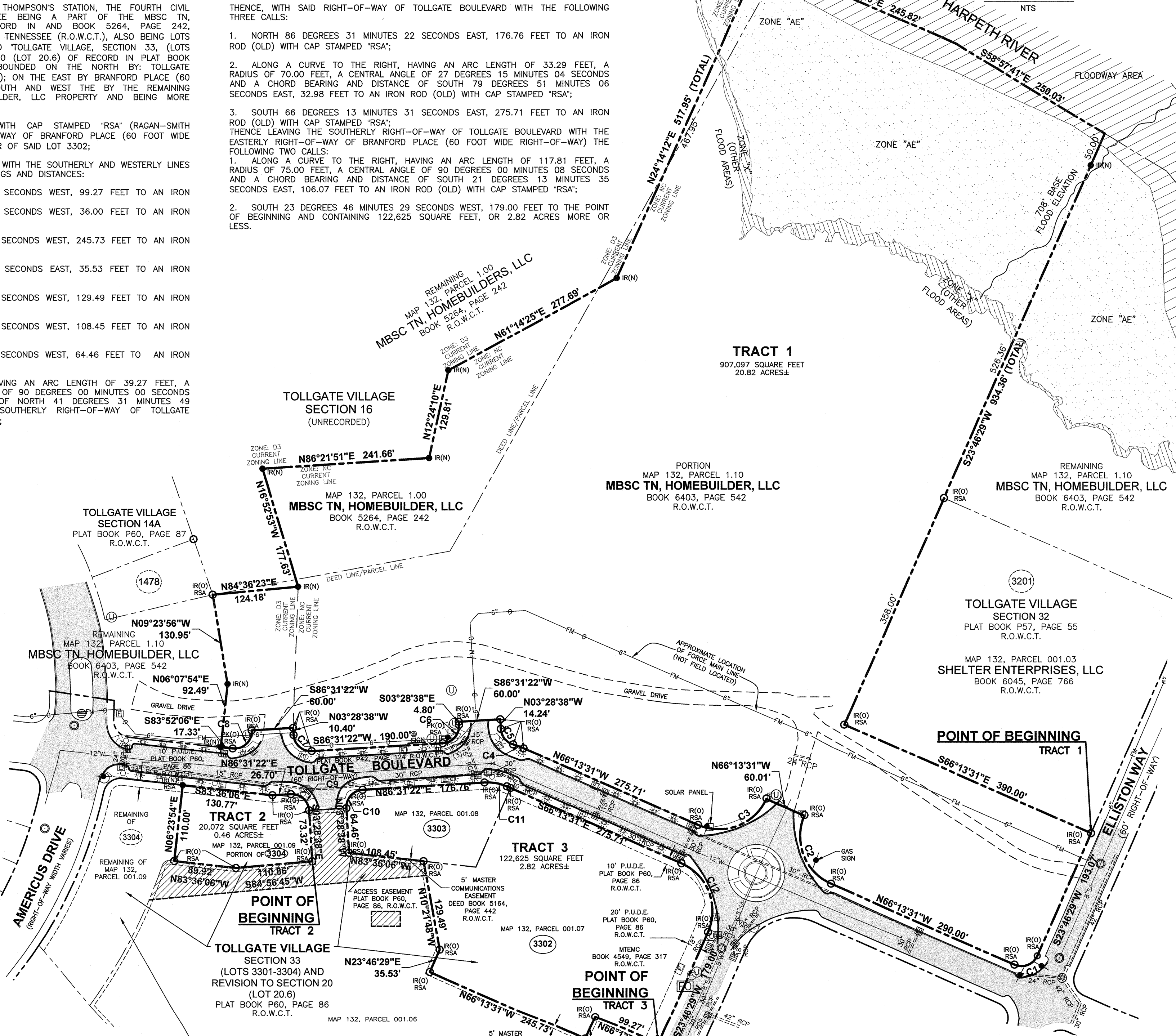
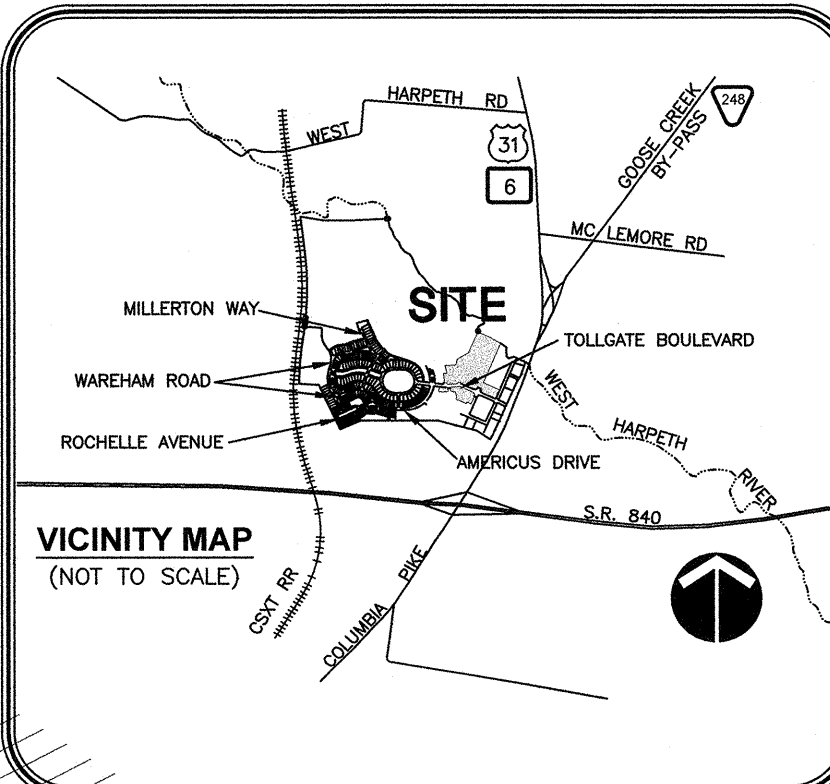
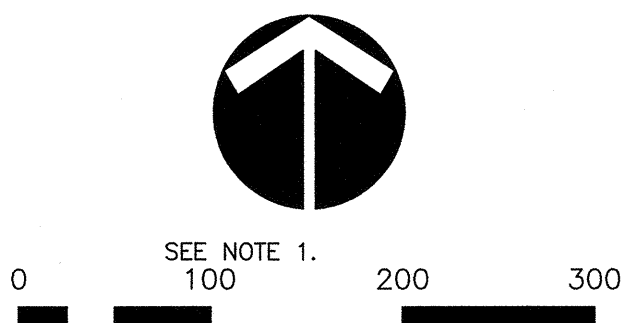
BEGINNING AT AN IRON ROD (OLD) WITH CAP STAMPED "RSA" (RAGAN-SMITH ASSOCIATES) IN THE WESTERLY RIGHT-OF-WAY OF BRANFORD PLACE (60 FOOT WIDE RIGHT-OF-WAY) AT THE SOUTHEAST CORNER OF SAID LOT 3302;

THENCE, LEAVING SAID RIGHT-OF-WAY AND WITH THE SOUTHERLY AND WESTERLY LINES OF LOT 3302 THE FOLLOWING EIGHT BEARINGS AND DISTANCES:

- 1. NORTH 66 DEGREES 13 MINUTES 31 SECONDS WEST, 99.27 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA"; 2. SOUTH 23 DEGREES 46 MINUTES 29 SECONDS WEST, 36.00 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA"; 3. NORTH 66 DEGREES 13 MINUTES 31 SECONDS WEST, 245.73 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA"; 4. NORTH 23 DEGREES 46 MINUTES 29 SECONDS EAST, 35.53 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA"; 5. NORTH 10 DEGREES 21 MINUTES 48 SECONDS WEST, 129.49 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA"; 6. NORTH 83 DEGREES 36 MINUTES 06 SECONDS WEST, 108.45 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA"; 7. NORTH 03 DEGREES 28 MINUTES 38 SECONDS WEST, 64.46 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA";

8. ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 39.27 FEET, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 41 DEGREES 31 MINUTES 48 SECONDS EAST, 35.36 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF TOLLGATE BOULEVARD (60 FOOT WIDE RIGHT-OF-WAY);

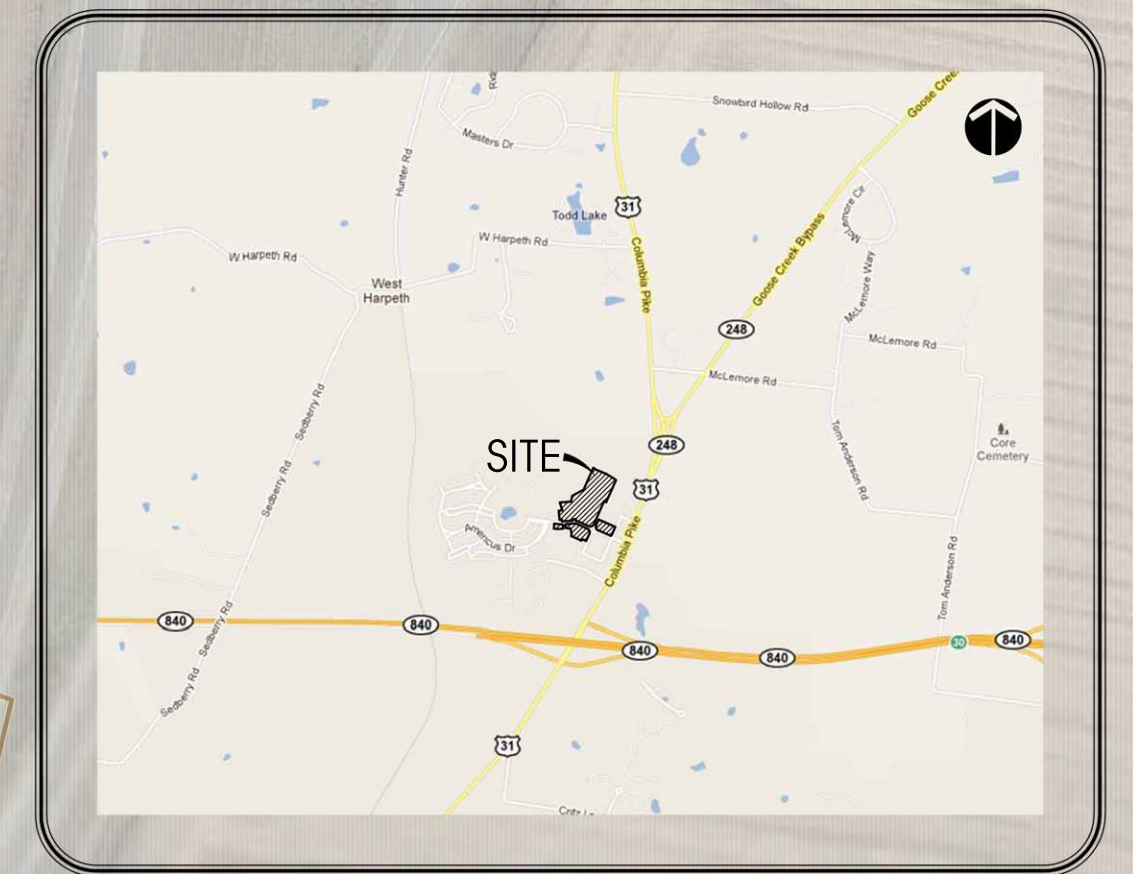
CURVE TABLE with columns: CURVE, RADIUS, LENGTH, CENTRAL ANGLE, TANGENT, CHORD, CHD BRG. Lists curves C1 through C12 with their respective measurements.



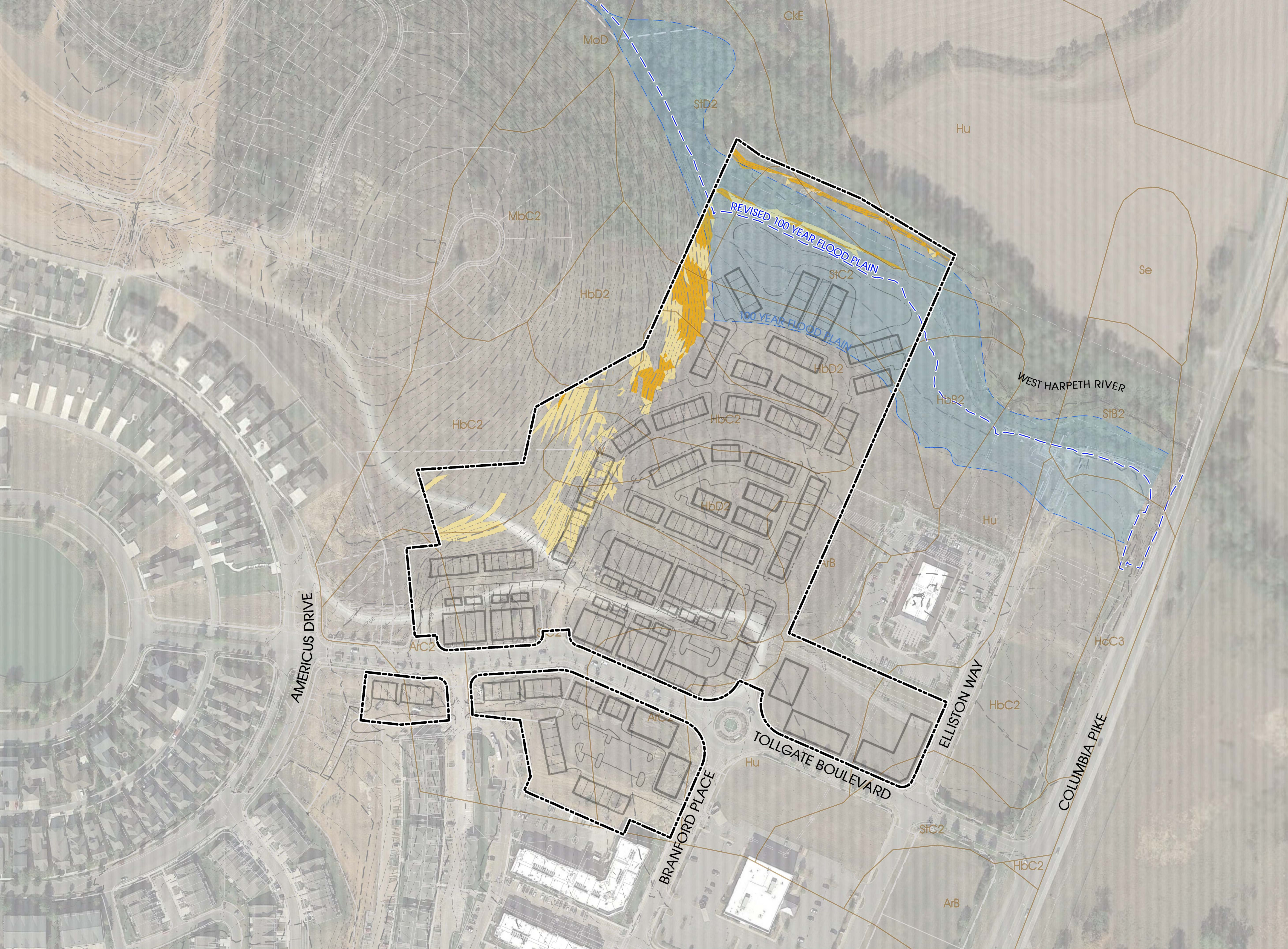
TRACT 1=9,07,097 SQUARE FEET OR 20.82 ACRES±
TRACT 2= 20,072 SQUARE FEET OR 0.46 ACRES±
TRACT 3=122,625 SQUARE FEET OR 2.82 ACRES±
TOTAL = 1,049,794 SQUARE FEE OR 24.10 ACRES±

SURVEYOR'S STATEMENT section including a declaration of licensure, a signature of the surveyor, and a circular seal for John T. Carnall, Tennessee No. 1571.

Vertical sidebar containing 'RAGAN-SMITH' logo, 'TOLLGATE FOR MBSC TN HOMEBUILDER, LLC' text, 'TOWN OF THOMPSON'S STATION, FOURTH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE' text, and a table with 'JOB NO. 10081', 'WK. ORDER 9260', 'DATE: SEPTEMBER 8, 2017', and '1 of 1'.

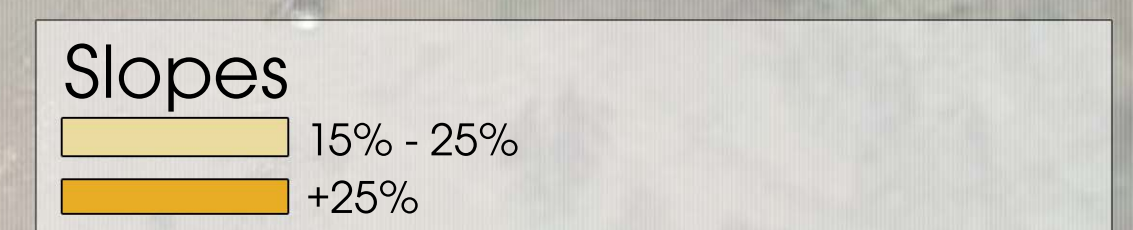


Vicinity Map
N.T.S.



Soils Legend

Map Unit Symbol	Map Unit Name
ArB	Armour silt loam, 2 to 5 percent slopes
Arc2	Armour silt loam, 5 to 12 percent slopes, eroded
CkE	Culleoka silt loam, 20 to 35 percent slopes
HbB2	Hampshire silt loam, 2 to 5 percent slopes, eroded
HbC2	Hampshire silt loam, 5 to 12 percent slopes, eroded
HbD2	Hampshire silt loam, 12 to 20 percent slopes, eroded
HcC3	Hampshire silty clay loam, 5 to 12 percent slopes, severely eroded
Hu	Huntington silt loam, phosphatic
MbC2	Maury silt loam, 5 to 12 percent slopes, eroded
MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes
Se	Sequatchie loam, phosphatic
StB2	Stiversville silt loam, 2 to 5 percent slopes, eroded
StC2	Stiversville silt loam, 5 to 12 percent slopes, eroded
StD2	Stiversville silt loam, 12 to 20 percent slopes, eroded





SITE DATA		County (2003)	Approved (April/2014)	Proposed
Total Site Area		345.2 acres	345.9 acres	345.9 acres
Open Space		78.93 acres (23%)	120.5 acres (35%)	127.34 acres (36.81%)
Land Uses:		1,177 Residential		D3 Zone
Single Family	Platted		669 Total	644
	Proposed		378	
Townhome	Platted		88 Total	278
	Proposed		61	
Multi-Family / Condo	Existing		256 Total	231
	Proposed		30	
Live/Work Townhomes	Residential			13
	Retail / Commercial			10,400 s.f.
Mixed Use	Residential			NC Zone
	Retail / Commercial / Restaurant			70
Office	Pro. Office	520,000 s.f.	30,000 s.f.	30,000 s.f.
	Commercial Village Site Plan	185,000 s.f. Retail	193,000 s.f.	26,000 s.f. (Office/Retail)
Commercial	Medical Office (Existing)		4.3 Acres	3.2 ac.
	Medical Office Building Outparcel		1.37 Ac	1.1 ac.
	Hotel Site		1.52 Ac.	1.52 ac.
	Outparcels		11.2 Acres	10.82 ac
	Commercial Outparcels			

SCALE: 1"=200
September 12, 2017

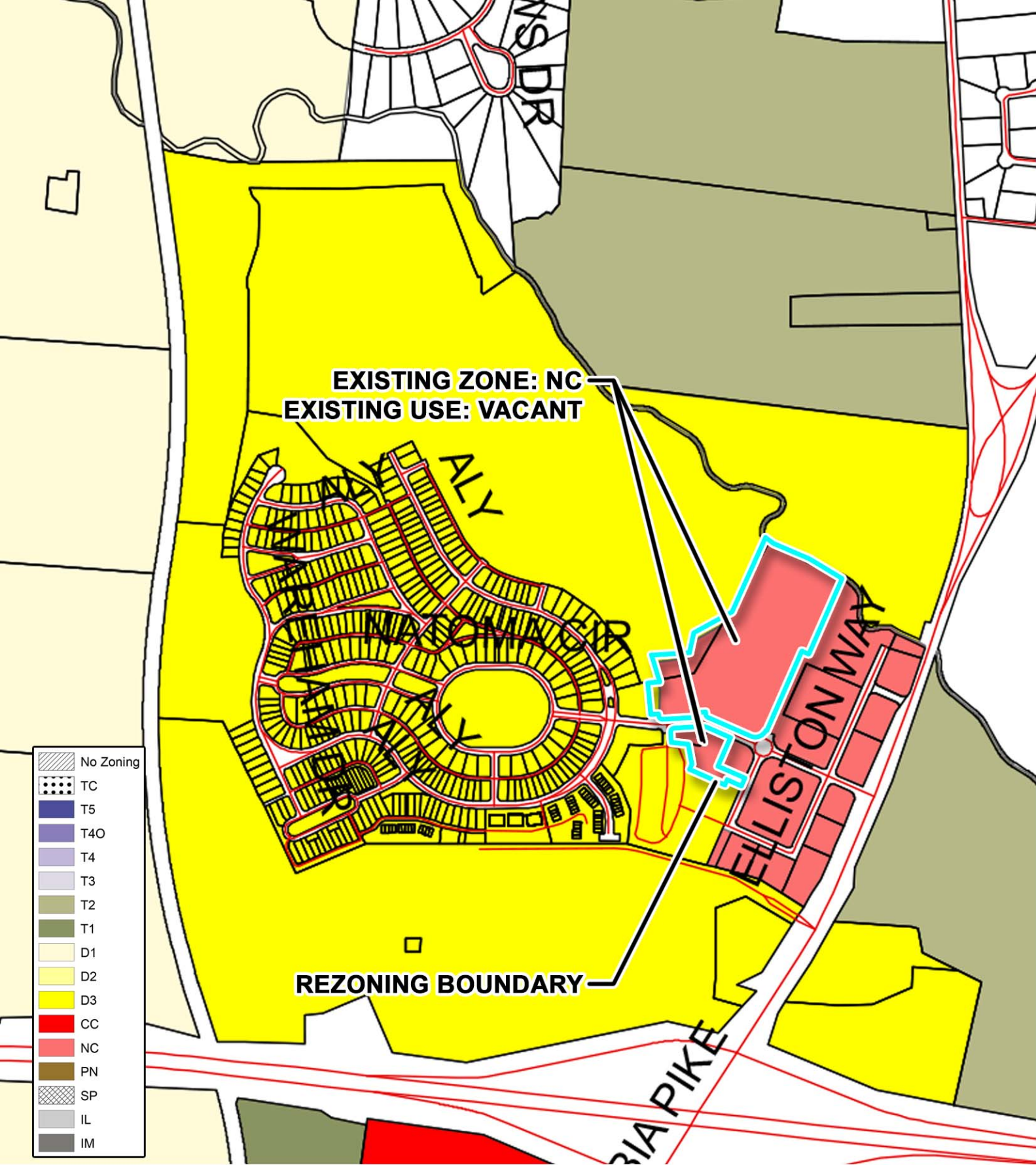
Concept Plan

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

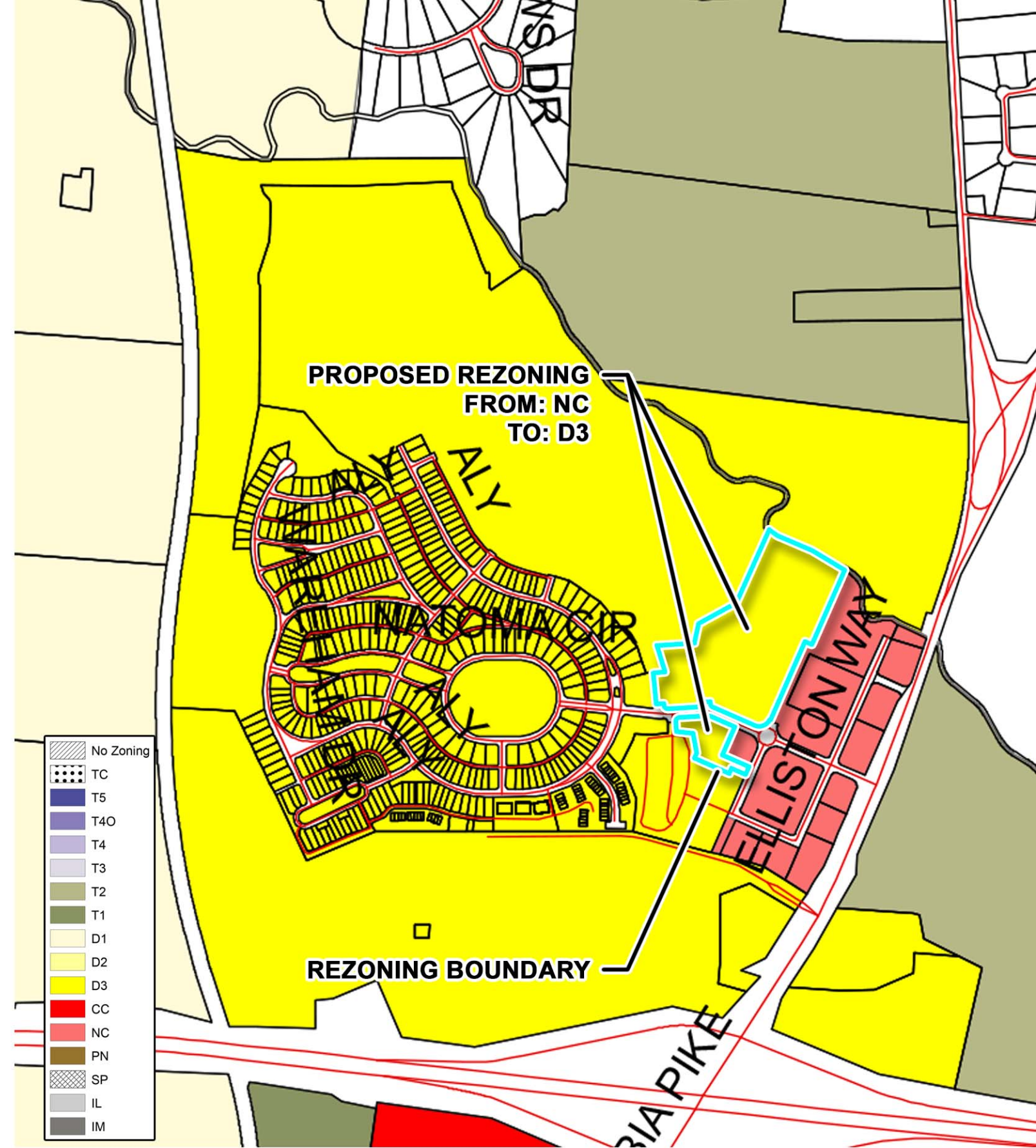
C3STUDIO

STATE RT. 840

Site Development Notes
1. Stormwater management facilities will be located as shown on the plan adjacent to the West Harpeth River, just outside the limits of the revised 100-year floodplain. Due to the proximity of the mixed use building/townhome area proposed for development to the West Harpeth, stormwater detention is not anticipated to be required as previously determined by the Shelter Insurance and Village Gate Apartment sites. Water quality measures will be implemented as per standard of best management practices recognized by Thompson's Station. An estimate of the impervious area for the site is 19.3 acres. This area was determined by taking the proposed acreage to be developed as mixed use building and townhomes and applying a runoff coefficient of 0.60.
2. Water service to the project will be provided by the HB&IS Utility District via an extension of existing lines in Tollgate Boulevard and Elston Way. Existing water system volumes and pressures are adequate to serve the proposed 300 dwelling units. Sanitary sewer service to the project will be provided by the Town of Thompson's Station via an extension of existing 8" gravity lines in Tollgate Boulevard and Elston Way. Wastewater flows will be conveyed to the existing pumping station adjacent to the westerly margin of Columbia Pike. A detailed hydraulic analysis of the existing sewer system will be prepared during the design phase of the project to determine if any system upgrades are necessary to accommodate the calculated flows.
3. Technical studies addressing endangered species, natural and cultural resources, and geotechnical conditions will be prepared as applicable pending evaluation of the rezoning request and concept plan/site plan submittals by Thompson's Station.
4. Phasing to be shown on preliminary plat.



EXISTING ZONING



PROPOSED ZONING

GENERAL NOTES

- 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 1230. DUAL FREQUENCY RECEIVER. TYPE OF SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC. CONTROL POINTS FOR BEARING BASE FOR PROJECT AND ROAD LOCATION IMPROVEMENTS.
- THIS PROPERTY IS CURRENTLY ZONED NC - (NEIGHBORHOOD COMMERCIAL) AND DC3 - (HIGH INTENSITY RESIDENTIAL), PER THOMPSON'S STATION LAND DEVELOPMENT ORDINANCE, DATED JUNE 13, 2017.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONES "AE", "X" (OTHER FLOOD AREAS) AND "X" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS NO. 47187C03335F, WITH AN EFFECTIVE DATE OF SEPTEMBER 23, 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."

REZONE AREA 1

BEING A TRACT OF LAND IN THE TOWN OF THOMPSON'S STATION, FOURTH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE BEING A PART OF THE MBSC TN, HOME BUILDER, LLC PROPERTY OF RECORD IN BOOK 6403, PAGE 542, AND BOOK 5264, PAGE 242, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.T.), AND GENERALLY BOUNDED ON THE NORTH BY: THE HARPETH RIVER; ON THE EAST BY THE SHELTER ENTERPRISES, LLC PROPERTY OF RECORD IN BOOK 6045, PAGE 766, R.O.W.C.T., THE SAME PROPERTY BEING LOT 3201 OF PLAN ENTITLED "TOLLGATE VILLAGE, SECTION 32 OF RECORD IN PLAT BOOK P57, PAGE 55, R.O.W.C.T. AND THE REMAINING PROPERTY OF SAID MBSC TN, HOME BUILDER, LLC PROPERTY AND THE MBSC TN, HOME BUILDER, LLC PROPERTY OF RECORD IN BOOK 5204, PAGE 242, R.O.W.C.T.; ON THE SOUTH BY TOLLGATE BOULEVARD (60 FOOT WIDE RIGHT-OF-WAY); ON THE WEST BY THE REMAINING MBSC TN, HOME BUILDER, LLC PROPERTY OF RECORD IN BOOK 6403, PAGE 542, AND BOOK 5264, PAGE 242, R.O.W.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) WITH CAP STAMPED "RSA" (RAGAN-SMITH ASSOCIATES) AT THE SOUTHWEST CORNER OF SAID SHELTER ENTERPRISES, LLC PROPERTY, THE SAME BEING SAID LOT 3201 OF PLAN ENTITLED "TOLLGATE VILLAGE, SECTION 32";

THENCE, CROSSING THE MBSC TN PROPERTY OF RECORD IN BOOK 5264, PAGE 242, R.O.W.C.T., SOUTH 23 DEGREES 46 MINUTES 29 SECONDS WEST, 143.83 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA" IN THE NORTHERLY RIGHT-OF-WAY OF SAID TOLLGATE BOULEVARD;

THENCE, WITH THE NORTHERLY RIGHT-OF-WAY OF TOLLGATE BOULEVARD THE FOLLOWING TWELVE CALLS:

- NORTH 66 DEGREES 13 MINUTES 31 SECONDS WEST, 60.01 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA";
- ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 117.05 FEET, A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 25 MINUTES 20 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 69 DEGREES 03 MINUTES 56 SECONDS WEST, 105.53 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA";
- THENCE, NORTH 66 DEGREES 13 MINUTES 31 SECONDS WEST, 275.71 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA";
- ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 16.25 FEET, A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 07 DEGREES 09 MINUTES 44 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 69 DEGREES 23 SECONDS WEST, 16.24 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA";
- ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 30.51 FEET, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 69 DEGREES 55 MINUTES 10 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 38 DEGREES 25 MINUTES 57 SECONDS WEST, 28.65 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA";
- NORTH 03 DEGREES 28 MINUTES 38 SECONDS WEST, 14.24 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA";
- SOUTH 86 DEGREES 31 MINUTES 22 SECONDS WEST, 60.00 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA";
- SOUTH 03 DEGREES 28 MINUTES 38 SECONDS EAST, 4.80 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA";
- ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 39.28 FEET, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 54 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 41 DEGREES 31 MINUTES 22 SECONDS WEST, 35.36 FEET TO A P.K. NAIL (OLD) STAMPED "RSA";
- SOUTH 86 DEGREES 31 MINUTES 22 SECONDS WEST, 190.00 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA";
- ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 39.28 FEET, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 54 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 48 DEGREES 28 MINUTES 38 SECONDS WEST, 35.36 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA";
- NORTH 03 DEGREES 28 MINUTES 38 SECONDS WEST, 10.40 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA";

THENCE, LEAVING THE NORTHERLY RIGHT-OF-WAY OF TOLLGATE BOULEVARD AND CROSSING SAID MBSC TN, HOME BUILDER, LLC PROPERTY OF RECORD IN BOOK 6403, PAGE 542, R.O.W.C.T., NORTH 02 DEGREES 03 MINUTES 52 SECONDS EAST, 204.80 FEET;

THENCE, CONTINUING WITH SAID PROPERTY AND CROSSING THE MBSC TN, HOME BUILDER, LLC PROPERTY OF RECORD IN BOOK 5264, PAGE 242, R.O.W.C.T. THE FOLLOWING FOUR BEARINGS AND DISTANCES:

- NORTH 16 DEGREES 52 MINUTES 53 SECONDS WEST, 177.63 FEET;
- NORTH 86 DEGREES 21 MINUTES 51 SECONDS EAST, 241.66 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RSA";
- NORTH 12 DEGREES 24 MINUTES 10 SECONDS EAST, 129.81 FEET;
- NORTH 61 DEGREES 14 MINUTES 25 SECONDS EAST, 277.69 FEET THE PROPERTY OF THE MBSC TN, HOME BUILDER, LLC PROPERTY OF RECORD IN BOOK 6403, PAGE 542, R.O.W.C.T.;

THENCE, WITH AND LEAVING SAID PROPERTY AND CROSSING THE MBSC TN, HOME BUILDER, LLC PROPERTY OF RECORD IN BOOK 5264, PAGE 242, R.O.W.C.T., NORTH 24 DEGREES 14 MINUTES 12 SECONDS EAST, 517.95 FEET TO THE SOUTHERLY BANK OF THE HARPETH RIVER;

THENCE, WITH SAID SOUTHERLY BANK OF THE HARPETH RIVER THE FOLLOWING THREE BEARINGS AND DISTANCES:

- SOUTH 54 DEGREES 43 MINUTES 22 SECONDS EAST, 65.00 FEET;
- SOUTH 66 DEGREES 48 MINUTES 40 SECONDS EAST, 245.82 FEET;
- SOUTH 58 DEGREES 57 MINUTES 41 SECONDS EAST, 250.03 FEET;

THENCE, LEAVING THE SOUTHERLY BANK OF THE HARPETH RIVER AND CROSSING THE MBSC TN, HOME BUILDER, LLC PROPERTY OF RECORD IN BOOK 6403, PAGE 542, R.O.W.C.T.; SOUTH 23 DEGREES 46 MINUTES 29 SECONDS WEST, 934.35 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 800,824 SQUARE FEET, OR 18.38 ACRES MORE OR LESS.

LEGEND

- IR(O) IRON ROD (OLD)
- ▭ ASPHALT SURFACE
- ▭ P.U.D.A.E. PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT
- ▭ R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN
- ▭ FEMA ZONE "AE"
- ▭ FEMA FLOODWAY AREA ZONE "AE"
- ▭ ZONE "X" (OTHER FLOOD AREAS)

PROPERTY MAP REFERENCE

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

DEED REFERENCE

MAP 132, PARCEL 001.00, 001.07 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 LOT 3303 AND A PORTION OF LOT 3302 OF 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.

REZONE AREA 2

BEING A TRACT OF LAND IN TOWN OF THOMPSON'S STATION, THE FOURTH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE BEING A PART OF THE MBSC TN, HOME BUILDER, LLC PROPERTY OF RECORD IN AND BOOK 5264, PAGE 242, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.T.), ALSO BEING LOT 3303 AND A PORTION OF LOT 3302 OF THE PLAN ENTITLED "TOLLGATE VILLAGE, SECTION 33, (LOTS 3301-3304) AND REVISION TO SECTION 20 (LOT 20.6)" OF RECORD IN PLAT BOOK P60, PAGE 86, R.O.W.C.T. GENERALLY BOUNDED ON THE NORTH BY: TOLLGATE BOULEVARD (60 FOOT WIDE RIGHT-OF-WAY); ON THE EAST, SOUTH AND WEST BY THE REMAINING PROPERTY OF SAID MBSC TN, HOME BUILDER, LLC PROPERTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD (OLD) WITH CAP STAMPED "RSA" (RAGAN-SMITH ASSOCIATES) IN THE WESTERLY RIGHT-OF-WAY OF BRANFORD PLACE (60 FOOT WIDE RIGHT-OF-WAY) AT THE SOUTHEAST CORNER OF SAID LOT 3302;

THENCE, LEAVING SAID RIGHT-OF-WAY AND WITH THE SOUTHERLY LINE OF SAID LOT 3302, NORTH 66 DEGREES 13 MINUTES 31 SECONDS WEST, 99.27 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA" TO THE POINT OF BEGINNING;

THENCE, CONTINUING WITH THE EASTERLY, SOUTHERLY AND WESTERLY LINES OF SAID LOT 3302 THE FOLLOWING SEVEN CALLS:

- SOUTH 23 DEGREES 46 MINUTES 29 SECONDS WEST, 36.00 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA";
- NORTH 66 DEGREES 13 MINUTES 31 SECONDS WEST, 245.73 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA";
- NORTH 23 DEGREES 46 MINUTES 29 SECONDS EAST, 35.53 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA";
- NORTH 10 DEGREES 21 MINUTES 48 SECONDS WEST, 129.49 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA";
- NORTH 83 DEGREES 36 MINUTES 06 SECONDS WEST, 108.45 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA";
- NORTH 03 DEGREES 28 MINUTES 38 SECONDS WEST, 64.46 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA";
- ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 39.27 FEET, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 41 DEGREES 31 MINUTES 49 SECONDS EAST, 35.36 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF TOLLGATE BOULEVARD (60 FOOT WIDE RIGHT-OF-WAY);

THENCE, WITH SAID RIGHT-OF-WAY OF TOLLGATE BOULEVARD WITH THE FOLLOWING THREE CALLS:

- NORTH 86 DEGREES 31 MINUTES 22 SECONDS EAST, 176.76 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA";
- ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 33.29 FEET, A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 27 DEGREES 15 MINUTES 04 SECONDS AND A CHORD BEARING AND DISTANCE OF SOUTH 79 DEGREES 51 MINUTES 06 SECONDS EAST, 32.98 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RSA";
- SOUTH 66 DEGREES 13 MINUTES 31 SECONDS EAST, 154.26 FEET;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY OF TOLLGATE BOULEVARD AND CROSSING SAID LOT 3302 THE FOLLOWING THREE BEARINGS AND DISTANCES:

- SOUTH 23 DEGREES 39 MINUTES 33 SECONDS WEST, 186.86 FEET;
- SOUTH 66 DEGREES 24 MINUTES 00 SECONDS, 96.85 FEET;
- SOUTH 23 DEGREES 48 MINUTES 50 SECONDS WEST, 67.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 80,509 SQUARE FEET, OR 1.85 ACRES MORE OR LESS.

THENCE, LEAVING THE SOUTHERLY BANK OF THE HARPETH RIVER AND CROSSING SAID MBSC TN, HOME BUILDER, LLC PROPERTY OF RECORD IN BOOK 6403, PAGE 542, R.O.W.C.T., NORTH 02 DEGREES 03 MINUTES 52 SECONDS EAST, 204.80 FEET;

THENCE, CONTINUING WITH SAID PROPERTY AND CROSSING THE MBSC TN, HOME BUILDER, LLC PROPERTY OF RECORD IN BOOK 5264, PAGE 242, R.O.W.C.T. THE FOLLOWING FOUR BEARINGS AND DISTANCES:

- NORTH 16 DEGREES 52 MINUTES 53 SECONDS WEST, 177.63 FEET;
- NORTH 86 DEGREES 21 MINUTES 51 SECONDS EAST, 241.66 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RSA";
- NORTH 12 DEGREES 24 MINUTES 10 SECONDS EAST, 129.81 FEET;
- NORTH 61 DEGREES 14 MINUTES 25 SECONDS EAST, 277.69 FEET THE PROPERTY OF THE MBSC TN, HOME BUILDER, LLC PROPERTY OF RECORD IN BOOK 6403, PAGE 542, R.O.W.C.T.;

THENCE, WITH AND LEAVING SAID PROPERTY AND CROSSING THE MBSC TN, HOME BUILDER, LLC PROPERTY OF RECORD IN BOOK 5264, PAGE 242, R.O.W.C.T., NORTH 24 DEGREES 14 MINUTES 12 SECONDS EAST, 517.95 FEET TO THE SOUTHERLY BANK OF THE HARPETH RIVER;

THENCE, WITH SAID SOUTHERLY BANK OF THE HARPETH RIVER THE FOLLOWING THREE BEARINGS AND DISTANCES:

- SOUTH 54 DEGREES 43 MINUTES 22 SECONDS EAST, 65.00 FEET;
- SOUTH 66 DEGREES 48 MINUTES 40 SECONDS EAST, 245.82 FEET;
- SOUTH 58 DEGREES 57 MINUTES 41 SECONDS EAST, 250.03 FEET;

THENCE, LEAVING THE SOUTHERLY BANK OF THE HARPETH RIVER AND CROSSING THE MBSC TN, HOME BUILDER, LLC PROPERTY OF RECORD IN BOOK 6403, PAGE 542, R.O.W.C.T.; SOUTH 23 DEGREES 46 MINUTES 29 SECONDS WEST, 934.35 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 80,509 SQUARE FEET, OR 1.85 ACRES MORE OR LESS.

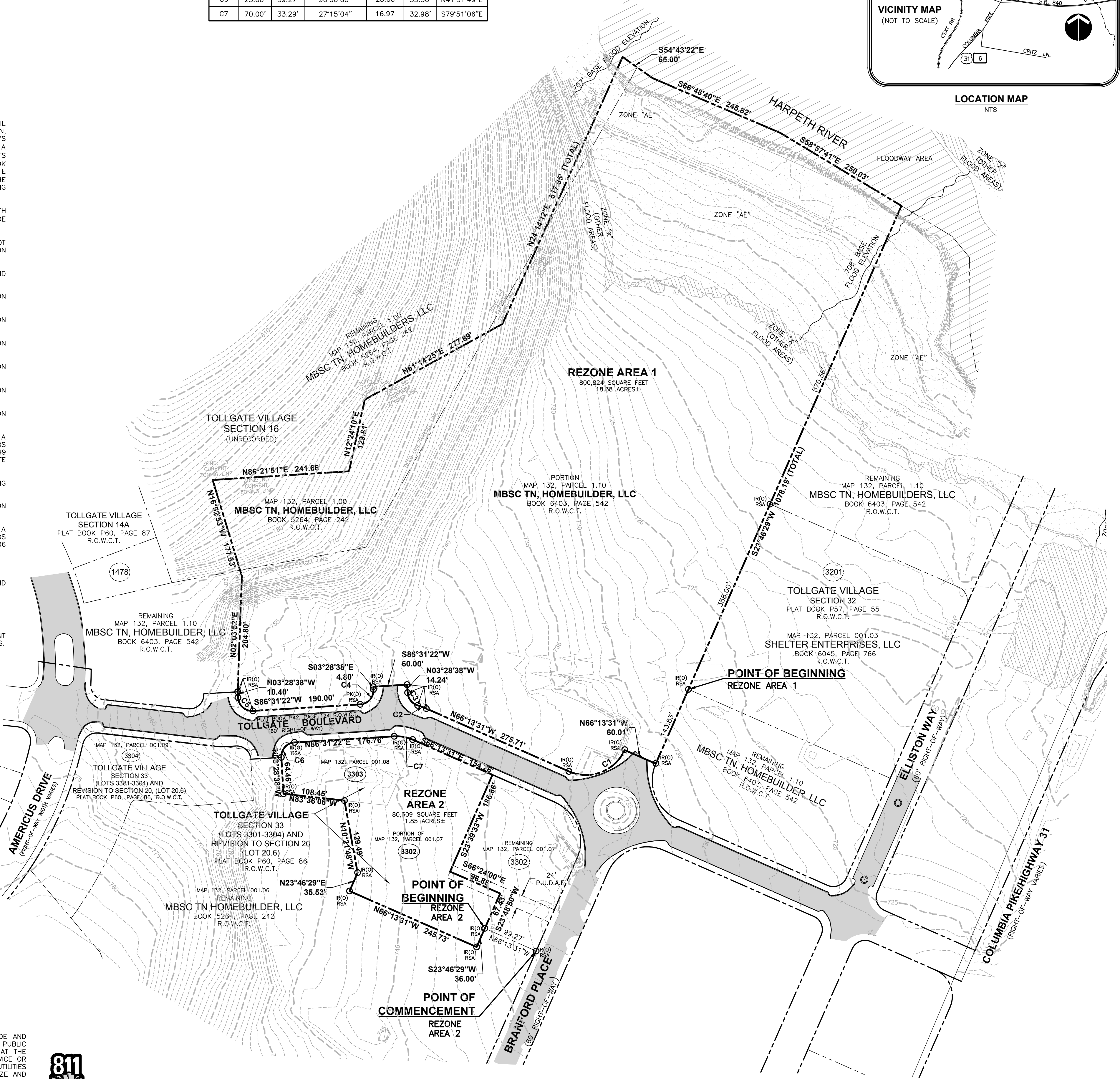
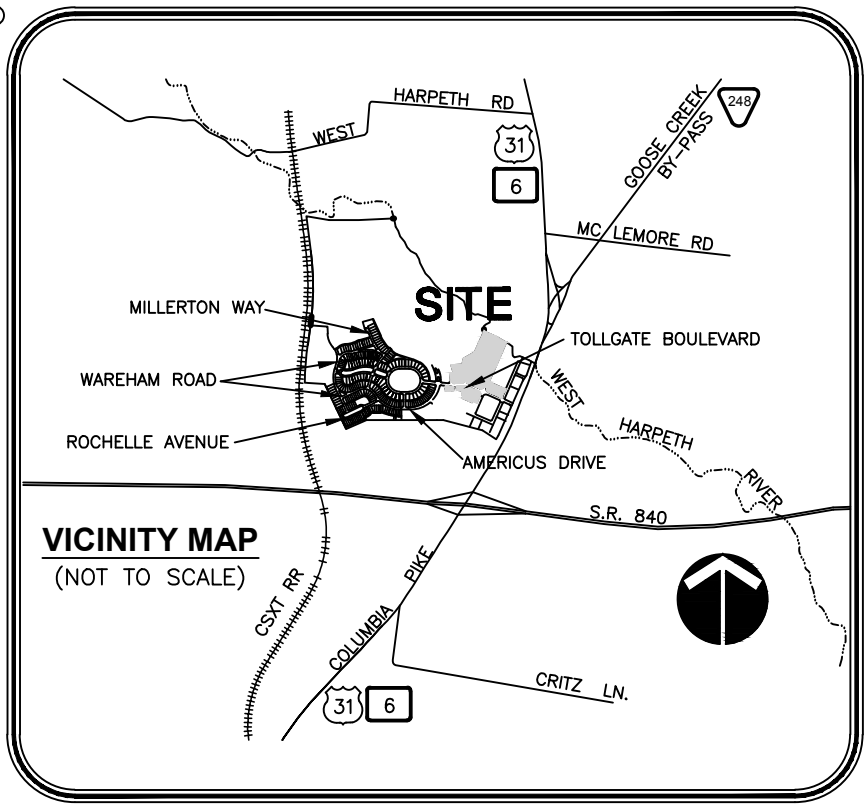
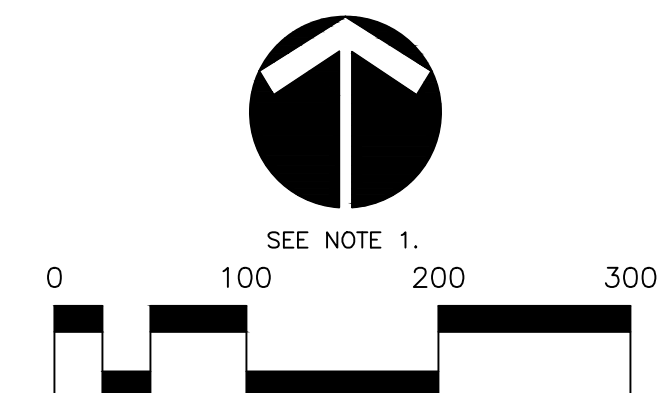
THENCE, LEAVING THE SOUTHERLY BANK OF THE HARPETH RIVER AND CROSSING THE MBSC TN, HOME BUILDER, LLC PROPERTY OF RECORD IN BOOK 6403, PAGE 542, R.O.W.C.T.; SOUTH 23 DEGREES 46 MINUTES 29 SECONDS WEST, 934.35 FEET TO THE POINT OF BEGINNING CONTAINING AN AREA OF 80,509 SQUARE FEET, OR 1.85 ACRES MORE OR LESS.

UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE. 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 (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POTENTIAL HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.



CURVE TABLE						
CURVE	RADIUS	LENGTH	CENTRAL ANGLE	TANGENT	CHORD	CHD BRG
C1	75.00'	117.05'	89°25'20"	74.25	105.53'	S69°03'56"W
C2	130.00'	16.25'	7°09'44"	8.14	16.24'	N69°48'23"W
C3	25.00'	30.51'	69°55'10"	17.48	28.65'	N38°25'57"W
C4	25.00'	39.28'	90°00'54"	25.01	35.36'	S41°31'22"W
C5	25.00'	39.28'	90°00'54"	25.01	35.36'	N48°28'38"W
C6	25.00'	39.27'	90°00'00"	25.00	35.36'	N41°31'49"E
C7	70.00'	33.29'	27°15'04"	16.97	32.98'	S79°51'06"E



REZONE AREA 1 = 800,824 SQUARE FEET OR 18.38 ACRES±
REZONE AREA 2 = 80,509 SQUARE FEET OR 1.85 ACRES±
TOTAL = 881,333 SQUARE FEET OR 20.23 ACRES±

RAGAN SMITH
 LAND PLANNERS • CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS
 CHATTANOOGA
 1000 BOWEN STREET
 CHATTANOOGA, TN 37405
 (423) 244-5941

TOLLGATE
 FOR
MBSC TN HOME BUILDER, LLC
 TOWN OF THOMPSON'S STATION, FOURTH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE

REZONING LEGAL DESCRIPTION EXHIBIT

JOB NO. 10081
 WK. ORDER 9260
 APPROVED BY: JTD
 DRAWN: SLL
 SCALE: 1"=100'
 DATE: SEPTEMBER 8, 2017

09/12/2017 - ADDED TOPO AND P.L.D.E. REVISIONS

1 of 1

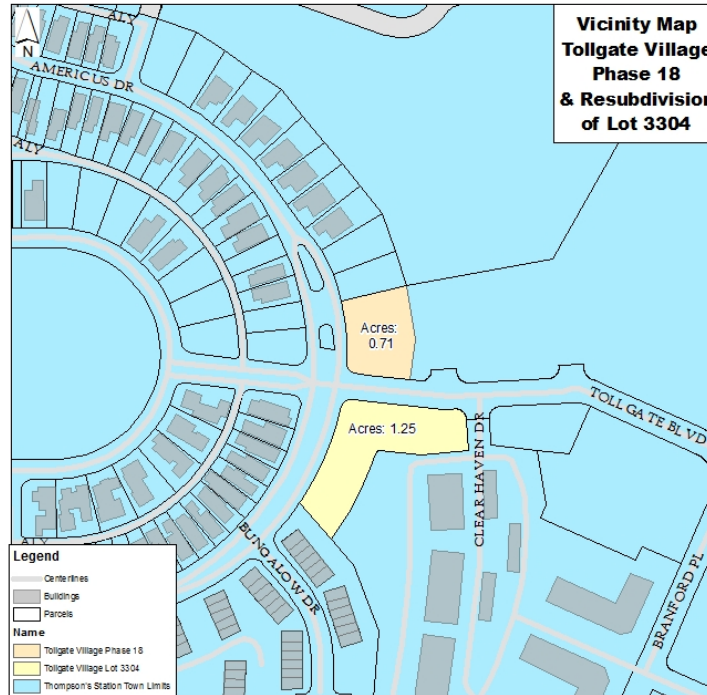
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 PLOTTED BY SHERRY LEWIS ON: 01/10/17 2:28 PM. LAST UPDATED BY SLL ON: 01/10/17 2:28 PM

Thompson's Station Planning Commission
Staff Report –Item 6 (PP 2017-006)
October 24, 2017

Preliminary plat for the creation of phase 18 which includes the re-subdivision of lot 3304 within phase 33 to create eight single family lots and one “residential” lot.

PROJECT DESCRIPTION

A request to approve the preliminary plat for phase 18 and the re-subdivision of lot 3304 within phase 33 of Tollgate Village to create eight single family lots and one “residential” lot located at the northeast and southeast corners of Tollgate Boulevard and Americus Drive.



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 and 17. Existing commercial includes the medical office building and Shelter Insurance located in the front sections of the development along Tollgate Boulevard and Elliston Way.

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 18 includes the creation of eight single family lots and the re-subdivision of phase 33. The layout of this plat request is modification from the approved development plan (dated 4-15-14). The changes include a revision to the type of lots at the both corners of Americus and Tollgate Boulevard. The northeast corner permitted townhomes and live work units and the proposed plat illustrates three single-family lots. The southeast corner is permitted for single-family and the proposed plat illustrates five single-family

lots on Americus Drive and a .46 lot labeled as residential on Tollgate Boulevard. Land use is determined by the zoning and not the plats, therefore, the plat should not label the land use.

Standards

The single-family lots will vary in size from .14 acres to .25 acres with a minimum of 50 feet. Proposed setbacks are 10 feet for the front yard, seven and a half feet for the side yards and 20 feet for the rear yard with a minimum of a 20-foot driveway with the exception of Lots 3306, 3307 and 3308. A note is included on the plat stating, "alley loaded driveways shall be 5' or 20' in length, nothing in between." Staff sent a letter to the applicant informing that the note does not comply with the LDO, which requires 20 feet in length for driveways (Section 4.101.c). The applicant responded, "This area was platted in anticipation of a private alley, as depicted, before the current LDO precluded the 5 or 20 foot driveways that were the "standard" for Tollgate for the first 14 Phases. This has been demonstrated to be functional and attractive in the previous sections where it was built. The purpose of this private alley is to preclude the curb cuts in existing Americas Drive. This was always the intent and it was anticipated that the driveway standards would apply." The Planning Commission does not have the authority to grant variances to the standards set forth within the zoning. Therefore, the plat as submitted does not comply with the requirements set forth in the LDO.

RECOMMENDATION

The preliminary plat, as submitted, is not consistent with the approved development plan and does not comply with the Town's LDO, therefore, Staff recommends denial of the preliminary plat for phase 18 which includes the re-subdivision of phase 33.

ATTACHMENT

Preliminary Plat

Site Development Plan (4/15/2014)

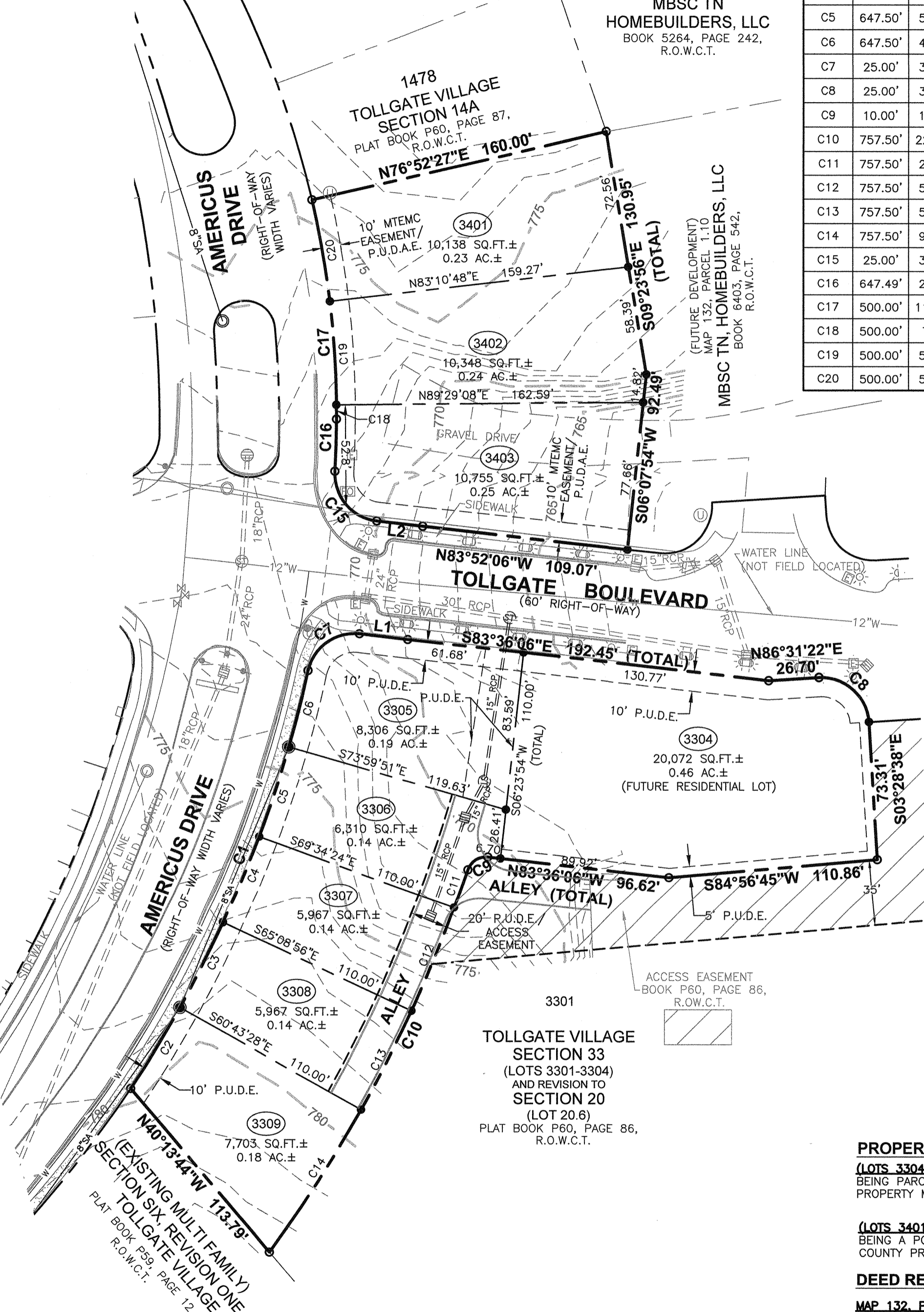
GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 3304 INTO 5 SINGLE FAMILY RESIDENTIAL LOTS AND 1 FUTURE RESIDENTIAL LOT AND TO CREATE 3 SINGLE FAMILY RESIDENTIAL LOTS AT THE INTERSECTION OF TOLLGATE BOULEVARD AND AMERICUS DRIVE.
- BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE COORDINATE SYSTEM OF 1983.
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88. CONTOURS ARE AT ONE FOOT INTERVALS AND ARE BASED ON A FIELD RUN SURVEY BY RAGAN-SMITH ASSOCIATES ON MARCH 31, 2017 USING RANDOM SPOT ELEVATIONS. CONTOURS WERE DERIVED USING SURFACE MODELING TECHNIQUES.
- 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."
- 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.
- 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'

** STREET LOADED DRIVEWAYS SHALL BE A MINIMUM OF 20' IN LENGTH, EXCLUSIVE OF SIDEWALKS.
ALLEY LOADED DRIVEWAYS SHALL BE 5' OR 20' IN LENGTH, NOTHING IN BETWEEN.
- ALL STREETS ARE DESIGNATED AS 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.
- 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.&T.S.
- I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS SURVEYOR'S QUALITY ASSURANCE AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS BETTER THAN 1:15,000.



(SEE NOTE 2)



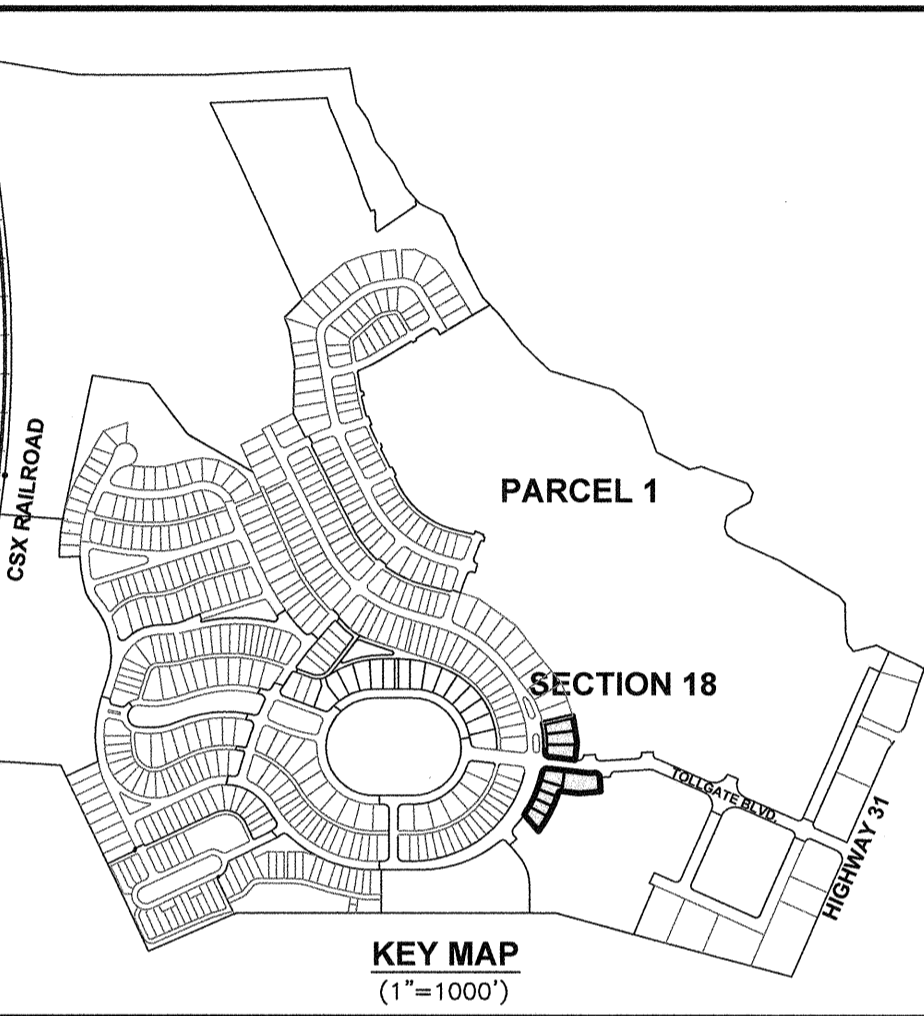
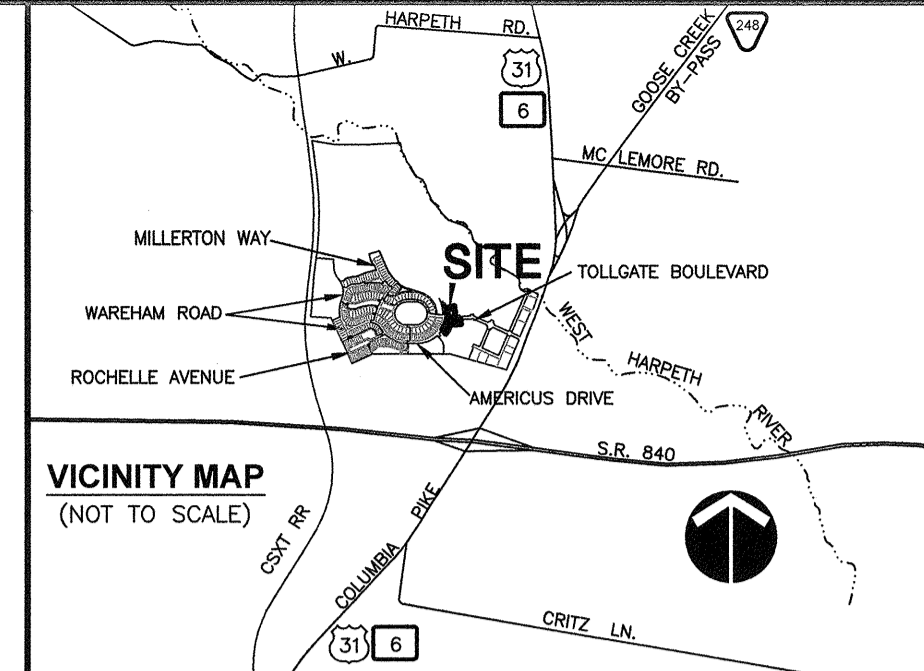
(FUTURE DEVELOPMENT)
MAP 132, PARCEL 1.00
MBSC TN HOMEBUILDERS, LLC
BOOK 5264, PAGE 242,
R.O.W.C.T.

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

TOLLGATE VILLAGE
SECTION 33
(LOTS 3301-3304)
AND REVISION TO
SECTION 20
(LOT 20.6)
PLAT BOOK P60, PAGE 86,
R.O.W.C.T.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	647.50'	241.73'	21°23'26"	122.29	240.33'	N23°00'17"E
C2	647.50'	50.00'	4°25'28"	25.01	49.99'	N31°29'16"E
C3	647.50'	50.00'	4°25'28"	25.01	49.99'	N27°03'48"E
C4	647.50'	50.00'	4°25'28"	25.01	49.99'	N22°38'20"E
C5	647.50'	50.00'	4°25'28"	25.01	49.99'	N18°12'53"E
C6	647.50'	41.74'	3°41'36"	20.88	41.73'	N14°09'21"E
C7	25.00'	36.70'	84°06'12"	22.55	33.49'	N54°21'14"E
C8	25.00'	39.28'	90°00'54"	25.01	35.36'	S48°28'38"E
C9	10.00'	13.55'	77°37'53"	8.04	12.54'	S57°34'57"W
C10	757.50'	228.94'	17°18'59"	115.35	228.07'	S27°25'30"W
C11	757.50'	21.95'	1°39'36"	10.97	21.94'	S19°35'49"W
C12	757.50'	58.49'	4°25'28"	29.26	58.48'	S22°38'20"W
C13	757.50'	58.49'	4°25'28"	29.26	58.48'	S27°03'48"W
C14	757.50'	90.00'	6°48'28"	45.06	89.95'	S32°40'46"W
C15	25.00'	37.76'	86°32'04"	23.53	34.27'	N40°20'18"W
C16	647.49'	27.59'	2°26'30"	13.80	27.59'	N01°35'08"E
C17	500.00'	117.73'	13°29'26"	59.14	117.46'	N06°22'50"W
C18	500.00'	7.67'	0°52'45"	3.84	7.67'	S00°04'29"E
C19	500.00'	55.03'	6°18'21"	27.54	55.00'	S03°40'02"E
C20	500.00'	55.03'	6°18'21"	27.54	55.00'	S09°58'22"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S83°17'01"E	25.77'
L2	N83°36'06"W	24.56'



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

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

REVISED: SEPTEMBER 29, 2017
**PRELIMINARY PLAT
TOLLGATE VILLAGE
PHASE 18
(LOTS 3401-3403)
AND
RESUBDIVISION OF LOT 3304
(LOTS 3304-3309)**

FOURTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE
JOB NO. 10081 W.O. 9260
DRAWN BY: SLL/AMR DATE: SEPTEMBER 8, 2017

PRELIMINARY PLAT TOWN OF THOMPSON'S STATION PLANNING COMMISSION			
NET AREA:	1.96±	TOTAL LOTS:	9
ACRES NEW ROAD:	0	CIVIL DISTRICT:	4TH
MILES NEW ROAD:	0	CLOSURE ERROR:	1:10000
OWNER:	MBSC TN HOMEBUILDERS, LLC		
SURVEYOR:	RAGAN - SMITH - ASSOCIATES, INC.		
SCALE:	1" = 50'		

- LEGEND**
- IRON ROD (OLD)
 - PK NAIL (OLD)
 - IRON ROD (NEW)
(1/2" 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
 - FM— FORCE MAIN
 - ⊠ ELECTRIC BOX
 - ⊡ FIBER OPTIC BOX
 - ⊕ STORM MANHOLE
 - ⊙ UTILITY STUBOUT
 - ⊗ LIGHT STANDARD
 - ⊞ YARD LIGHT
 - SIGN
 - 123 STREET ADDRESS
 - 1234 LOT NUMBER
 - P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
 - P.U.D.A.E. PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT
 - R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN

PROPERTY MAP REFERENCE
(LOTS 3304-3309)
BEING PARCEL 1.09 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 132.

(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 1.09 (LOTS 3304-3309)
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.

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.