

Town of Thompson's Station
Municipal Planning Commission
Meeting Agenda
October 26, 2021

Meeting Called To Order - Determination Of Quorum

Consideration Of The Minutes Of The September 28, 2021, Meeting

Documents:

[SEPTEMBER 28, 2021 MINUTES.PDF](#)

Public Comments-

Planner Report & Announcements

AGENDA ITEMS

1. Parsons Valley Preliminary Plat- For The Creation Of 349 Residential Lots And 18 Open Space Lots Located At 4738 Columbia Pike. Deferred At The August 24, 2021, Planning Commission Meeting.

Documents:

[ITEM 1- PARSONS VALLEY PRELIM PLAT PC STAFF REPORT 10-26-21.PDF](#)

[ITEM 1- PARSONS VALLEY PRELIMINARY PLAT OCTOBER SUBMITTAL_RSOP.PDF](#)

[ITEM 1- PARSONS VALLEY ALTERNATE LAYOUT OPTIONS.PDF](#)

[ITEM 1- PARSONS VALLEY SUBDIVISION - UPDATED TRAFFIC COUNTS MEMO LETTER_9-30-21.PDF](#)

2. Site Plan For The Development Of Two Buildings With A Therapy Center And Urgent Care Facility (Tollgate Village At Thompson's Station) Located At 991 Elliston Way In The Tollgate Village Neighborhood. Deferred At The September 28, 2021, Planning Commission Meeting.

Documents:

[ITEM 2- 991 ELLISTON WAY PC REPORT 10-26-21.PDF](#)

[ITEM 2- 991 ELLISTON WAY OCTOBER SUBMITTAL.PDF](#)

3. Residential Business Permit For A Wedding/Event Venue At 1850 Lewisburg Pike. Deferred At The September 28, 2021, Planning Commission Meeting.

Documents:

[ITEM 3- 1850 LEWISBURG PIKE RESIDENTAIL BUSNIESS STAFF REPORT 10-26-21.PDF](#)

[ITEM 3-1850 LEWISBURG PIKE RESIDENTAIL BUSNIESS STAFF REPORT.PDF](#)

[ITEM 3- 1850 LEWISBURG- APPLICANT PC RESPONSES -OCTOBER.PDF](#)

4. Briarhill Estates Concept Plan- For The Conceptual Review Of 42 Residential Lots Located At 2762 Critz Lane.

Documents:

[ITEM 4- BRIARHILL ESTATES CONCEPT PLAN STAFF REPORT 10-26-21.PDF](#)
[ITEM 4- BRIARHILL ESTATES CONCEPT PLAN OCTOBER SUBMITTAL.PDF](#)

5. Extension Requests For Whistlestop Sections 7a, 7b, And 7c Until April 17, 2022.

Documents:

[ITEM 5- WHISTLESTOP SECTION 7 FINAL PLAT EXTENNSION 10-26-21.PDF](#)
[ITEM 5- SECTION 7 WHISTLE STOP EXTENSION REQUEST.PDF](#)

BOND ACTIONS/REPORT

6. Bond Actions

- a. Bond Action Agenda
- b. Update on Long Held Bonds

Documents:

[ITEM 6A- BOND ACTION AGENDA 10-26-21.PDF](#)

Adjourn

*This meeting will be held at 6:00 p.m. at the Thompson's Station Community Center
1555 Thompson's Station Rd West*

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson 's Station, Tennessee
September 28, 2021

Call to Order:

The meeting of the Municipal Planning Commission of the Town of Thompson's Station was called to order at 6:00 p.m. on September 28, 2021.

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

Minutes:

The minutes of the August 24, 2021 regular meeting were presented.

Alderman Alexander made a motion to approve the August 24, 2021 meeting minutes. The motion was seconded and carried by all.

Public Comment:

Joseph Ezell – 2807 Dudley Dr. – Concerns regarding Parson's Valley connectivity, traffic study and civic space issues.

Jane Sadler – 4650 Gander Branch Rd. – Questioned transportation plan process and thought process for traffic patterns. Property impacted by new projects approved.

Josh Sadler – 4650 Gander Branch Rd. – Questions about a commercial rezone on Lewisburg Pike. Flooding concerns.

Town Planner Report:

Mr. Wood raised the question of moving the November Planning Commission date due to the Thanksgiving holiday.

After discussion, Commissioner White made a motion to move the November 23rd, 2021 planning commission meeting to November 30, 2021. The motion was seconded and carried by all.

Mr. Wood also noted that the BOMA approved the contract with Kimley Horn to work on the All Aboard Comprehensive Planning Process.

The Growth Plan Symposium will be held on October 19th, 2021.

TAPA will hold planning training via Zoom on November 5th, 2021 from 8 – 12. This training will also be recorded to view at a later date.

AGENDA ITEMS:

1. Fields of Canterbury Final Plat Section 20 – for the creation of 49 residential lots and 4 open space lots located along Longport Lane, Knotts Drive and Burgate Trail.

Mr. Wood reviewed his report and recommends that the Planning Commission approve the final plat with the following contingencies:

1. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$816,000 for roadways, drainage and erosion control.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$84,000 for sewer.
3. All tree replacements shall be installed in accordance with the approved replacement plan for this phase of Canterbury.
4. As built drawings shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.

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

After discussion, Commissioner Whitmer made a motion to approve Item 1, the Fields of Canterbury Final Plat, section 20 with the Staff recommended contingencies. The motion was seconded and carried by all.

2. Site Plan for the development of two buildings with a therapy center and urgent care facility (Tollgate Village at Thompson's Station) located at 991 Elliston Way in the Tollgate Village neighborhood.

Mr. Wood reviewed his report and recommends the Planning Commission approve the site plan with the following contingency:

1. The landscape material shall be installed, per the approved Landscape Plan, prior to Certificate of Occupancy and the Town shall be provided a copy of the 1-year warranty provided by the landscape installer.

Darren Slusser with MJM Architects came forward to answer any questions on behalf of the applicant.

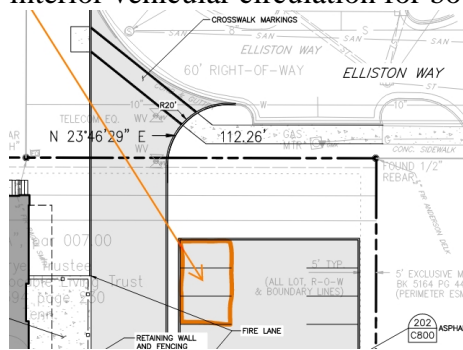
After discussion, Commissioner Whitmer made a motion to defer Item 2, a site plan for the development of two buildings with a therapy center and an urgent care facility within Tollgate Village, to have the applicant reconsider the architectural elements and re-submit to the Design Review Commission for a better fit within the neighborhood.

The motion was seconded and carried by a vote of 6 to 1 with Commissioner Shipman casting the opposing vote.

3. Site plan for the development of a retail store (Butters Ace Hardware) located at 1109 Elliston Way in the Tollgate Village neighborhood.

Mr. Wood reviewed his report and recommends that the Planning Commission approve the site plan with the following contingencies:

1. Staff recommends that applicant remove the three parking stalls located at the northwestern corner of the parking lot adjacent to the primary access drive for the purpose of connecting the northern parking area to the primary access drive (see diagram, below). The loss of 3 parking stalls can be accounted for by the on-street parking provided on Elliston Way and Portsmouth Drive and this connection will allow for better interior vehicular circulation for both patrons and deliveries.



2. Outdoor sales/display area shall only be allowed per the areas shown on the site plan and per LDO requirements.
3. The landscape material shall be installed, per the approved Landscape Plan, prior to Certificate of Occupancy and the Town shall be provided a copy of the 1-year warranty provided by the landscape installer.

Burt Morton with Civil and Environmental Consultants came forward to answer any questions on behalf of the applicant.

After discussion, Commissioner White made a motion to approve Item 3, a site plan for the development of a retail store (Butters Ace Hardware) in the Tollgate Village Neighborhood. The motion was seconded and carried by all.

4. Residential Business Permit for a Wedding/Event Venue at 1850 Lewisburg Pike.

Mr. Wood reviewed his staff report and recommended that the Planning Commission should review the information provided by the applicant and determine if the thresholds for a residential business have been satisfied.

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Mr. Huntly Gordon, representing the applicant, came forward to answer any questions for the Planning Commission.

After discussion, Commissioner White made a motion to defer consideration of the residential business permit pending a detailed business plan of the project (including, but not limited to traffic, hours of operation, noise control, alcohol, lighting, etc.). The motion was seconded and carried by all.

BOND ACTIONS/REPORT

1. Bond Actions

- a. Staff gave a summary of recent actions in Tollgate Village and Bridgemore.**

There being no further business, the meeting was adjourned at 7:38 p.m.

Trent Harris, Chair

Attest:

Micah Wood, Secretary

Thompson's Station Planning Commission
Staff Report
October 26, 2021

Item 1: Parsons Valley Preliminary Plat– for the creation of 349 residential lots and 18 open space lots located at 4738 Columbia Pike. Deferred at the August 24, 2021, Planning Commission Meeting.

PROJECT DESCRIPTION

The Parsons Valley Preliminary Plat include proposed development of 349 residential lots, with a mixture of lot sizes and types, including single-family and townhomes, on 118.83 acres located along the east side of Columbia Pike at 4737 Columbia Pike, south of Thompson’s Station Road East within the D3 zone.

This project was deferred by the Planning Commission in August and then heard at a worksession in September. Based on the provided feedback, the applicant has provided Alternative Layout options to provide the Planning Commission with the following alternatives:

- Alternative A- shows full connection between Station South Drive and Village Drive, a range of 47 feet – 84 feet setbacks off Thompson’s Station Road, and a total of 349 units, equating to 2.96 dwelling units per acre.
- Alternative B- shows emergency only connection between Station South Drive and Village Drive, a range of 47 feet – 84 feet setbacks off Thompson’s Station Road, and a total of 349 units, equating to 2.96 dwelling units per acre.
- Alternative C- shows pedestrian only connection between Station South Drive and Village Drive, a range of 47 feet – 84 feet setbacks off of Thompson’s Station Road, and a total of 349 units, equating to 2.96 dwelling units per acre.
- Alternative D- no connections of any kind to between Station South Drive and Village Drive, a larger setback off Thompson’s Station Road of 121 feet – 174 feet, and a total of 349 units, equating to 2.96 dwelling units per acre.
- Alternative E- no connections of any kind to between Station South Drive and Village Drive, a larger setback off Thompson’s Station Road of 121 feet – 174 feet, and a total of 350 units, equating to 2.97 dwelling units per acre.

The applicant has also revised the open space Lot 1000 (bounded by Roads A, B, D, and E) to provide civic space that consists of a playground and a square. These open space/civic space improvements conform to the minimum open space in required for a residential subdivision per the Land Development Ordinance. As per the recent amendment to the LDO, the Planning Commission is required to review and approve a Residential Open Space Permit for any development in an Open Space lot within a residential subdivision. Therefore, additional details for the development of the proposed open space/amenity development will come back before the Planning Commission for final review. Additionally, the applicant has provided an updated Traffic Count memo from September 2021, which is included in the attachments to this report.

ANALYSIS

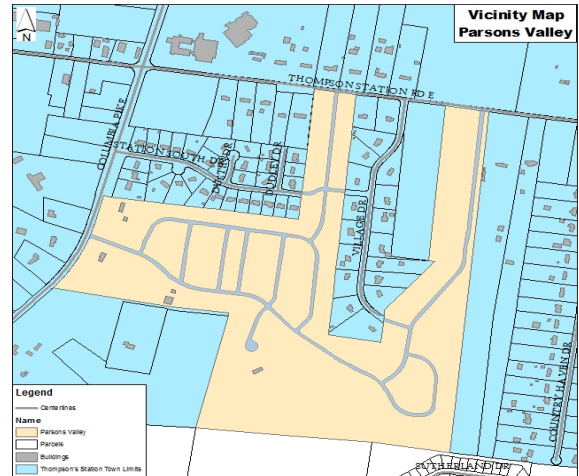
Site Design and Layout

The land, consisting of 118.83 acres is located within the D3 zone. The site is located on Columbia Pike with access on Thompson’s Station Road East. The subject site is zoned D3 which 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” (Section 1.2.7) and permits a density of three units per acre.

The project proposes 349 residential units which will consist of 226 single-family and 123 townhomes, for a density of 2.95 units an acre. Lot widths vary from 22 feet for townhome lot to 55 feet for garden lots and 57 feet for village and cottage lots. Setbacks are identified as 10 feet for the front yard and secondary frontages, 15 feet for the side yard aggregate with a minimum of five feet and 20 feet for the rear yard, all per the D3 requirements.

The site requires a buffer 3 (semi opaque screen) between the adjacent properties and the project site to a height of at least 20 feet. A Buffer and Open Space Plan was included as an exhibit for the preliminary plat.



Natural Resources

Ridgeline Hilltop Preservation/Slopes

The site does contain land within the Ridgeline Hilltop Preservation Area (RHPA). Development within this area is prohibited unless a permit is obtained from the Board of Zoning Appeals. However, no development is proposed within the RHPA and all of this area will be designated and platted as part of the open space for the project. The site contains slopes between 15% and 25% that will be developed. Eleven lots are located within these slope areas and will be designated as critical lots. These lots will be subject to the requirements for critical lots and reviewed as part of the construction documents for this development.

Roadways

The standard for local roadways is 50 feet. The new streets proposed as part of Parsons Valley will have at least a 50-foot right-of-way and the required sidewalks. The streets meet LDO standards. Additional reviews of the roadways will occur as part of the construction plan process.

Open Space/Amenities

Development of the site includes 53.45 acres set aside for open space, which will comply with the 45% open space requirement. Several civic spaces are proposed as part of the open space. As per the recent LDO amendment, amenities shall require Planning Commission approval once they are finalized by the developer and prior to permitting.

Trees

Development of site, as proposed, will result in the removal of a total of 2,161 inches and the site has a total replacement requirement of 3,241 inches. The LDO requires the replacement of trees 18 inches and greater at a ratio of one and a half inches for every inch removed. The landscape plans submitted with the construction plans will include detailed landscaping and plating details for each section to account for all replacement requirements.

Traffic Study

A traffic study and an updated traffic count memo were submitted and reviewed by Town Staff. All recommended mitigation shall be incorporated into the development agreement and the construction plans for this subdivision. Town Staff did closely review the need to add turn lane to the entrances along Thompson's Station Road East; however, based on the industry standards utilized in the TIS, such turn lanes are not warranted as part of this development.

Sewer

The BOMA approved a Future Capacity of Wastewater Reservation Agreement at the August 2, 2021, BOMA meeting. Payment of the 25% deposit of wastewater taps fees is listed as a contingency to the approval of this preliminary plat.

RECOMMENDATION

Staff recommends approval with the following conditions and contingencies:

1. The applicant shall pay the 25% deposit of the wastewater treatment tap fees for the project and sign the approved Reservation Agreement within 60 days of the approval of this plat, as required by the Wastewater Capacity Reservation Ordinance (Ordinance 2020-007). Failure to pay the 25% deposit to the Town within 60 days shall render the approval void *ad initio*.
2. The applicant shall set a pre-application meeting with Town Staff prior to the submittal of the constructions plans for this development.
3. Prior to the approval of construction plans, the developer shall enter into a development agreement for the project.
4. Prior to the approval of construction plans, the developer shall obtain any necessary permits through the Tennessee Department of Environment and Conservation.
5. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer.
6. Prior to the submittal of the first final plat for this subdivision, a copy of the CCRs shall be submitted for Town review.
7. Any signage proposed for the subdivision shall comply requirements set forth within the Land Development Ordinance and shall be located within the open space and maintained by the homeowner's association.
8. Streetlights shall be incorporated in accordance with the Land Development Ordinance and shall be documented on the construction drawings.
9. All recommendations within the traffic study and the traffic count update memo shall be completed.
10. All open space amenities shall require TSPC approval prior to permitting for each amenity.

ATTACHMENTS

Preliminary Plat and associated exhibits

Alternative Layout Options

Traffic Impact Study dated July 16, 2021

Traffic Study Memo dated September 30, 2021

Rev.	Date	Revision Description
2	10/11/21	Per Staff Report Recommendations on 8/24/21
1	8/9/21	Per Town of Thompson's Station Comments



Issue Date:	July 16, 2021
ELI Project No:	18-11-1106.2
Drafted By:	RDP
Checked By:	LCW
Sheet Title:	

MASTER PLAN

Sheet No.
C 0.1

SITE DATA

SUBDIVISION NAME: PARSONS VALLEY
SITE ADDRESS: 4738 COLUMBIA PIKE (US-31) THOMPSON'S STATION, TN 37179
TAX MAP, PARCEL: Map 153, Parcel 23 Williamson County, TN
CIVIL DISTRICT: 11
SITE AREA: 5,141,054.58 SQ.FT. or 118.02 AC.
ZONING: D-3

RESIDENTIAL SUBDIVISION DEVELOPMENT STANDARDS
ZONING DISTRICTS - REQUIREMENTS

MAX. DENSITY	3 UNITS/ACRE (354 UNITS)
PROPOSED DENSITY	2.96 UNITS/ACRE (349 UNITS)

OPEN SPACE
REQUIRED OPEN SPACE 45% (53.11 AC.)
PROPOSED OPEN SPACE 45.3% (53.43 AC.)

LOT STANDARDS
PRIMARY FRONTAGE 10' MIN.
SECONDARY FRONTAGE 10' MIN.
SIDE LOT LINE AGGREGATE 15' TOTAL, 5 FT. MIN.
REAR LOT LINE 20'
LOT WIDTH 55' MIN.
TOWNHOME LOT WIDTH 20' MIN.

LOT BREAKDOWN

(G) GARDEN	55' x 140'	14 UNITS
(TH) TOWNHOMES	22' x 85'	123 UNITS
(C) COTTAGE	57' x 116'	35 LOTS
(V) VILLAGE	57' x 125'	177 LOTS
TOTAL LOTS		349

OUTDOOR RECREATION AREA
28,000 SQ.FT. ±
34 PARKING SPACES REQUIRED
34 PARKING SPACES PROVIDED (ON-STREET)



LOCATION MAP

PRELIMINARY PLAT NOTES

- THE PURPOSE OF THIS PRELIMINARY PLAT IS TO ENTITLE 349 LOTS (349 SINGLE FAMILY RESIDENTIAL LOTS, 18 OPEN SPACE LOTS, AND RELATED PUBLIC RIGHT OF WAY).
- BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGEWAYS, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWER, FORCE MAINS, WATER LINES, TELEPHONE SIGNAL CONDUITS, ELECTRIC CONDUCTORS, DRAINAGE PIPES, AND NATURAL GAS LINES.
- PARCELS ARE SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS BY RECORD OR PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.
- ANY STREET IN THIS SUBDIVISION MAY BE EXTENDED INTO ADJOINING PROPERTY AT ANY TIME WITHOUT ADDITIONAL NOTICE OR CONSULTATION.
- THE STREETS IDENTIFIED ON THE PLAT MAY BE CONSTRUCTED OR RECONSTRUCTED IN THE FUTURE WITHOUT CONSULTATION OR NOTICE TO THE OWNERS OF THE LOTS IN THE SUBDIVISION.
- EASEMENTS IN THE SUBDIVISION MAY NOT HAVE INFRASTRUCTURE CONSTRUCTED WITHIN THEM UNTIL SOME FUTURE TIME AND THERE MAY BE NO NOTICE OR CONSULTATION WITH THE INDIVIDUAL LOT OWNERS OF THIS CONSTRUCTION.
- ALL OPEN SPACE SHALL BE CONSIDERED A PUBLIC PEDESTRIAN, UTILITY, AND DRAINAGE EASEMENT. MAINTENANCE OF ALL OPEN SPACE, INCLUDING LANDSCAPE AND DETENTION/RETENTION AREAS, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- CONSTRUCTION TRAFFIC FOR PHASES 1 THROUGH 3 WILL ENTER FROM COLUMBIA PIKE. CONSTRUCTION TRAFFIC FOR PHASES 4 THROUGH 6 WILL ENTER FROM THOMPSON STATION ROAD EAST.

ANTICIPATED IMPACTS

- SANITARY SEWER**
- THE PARSONS VALLEY PROJECT HAS RECEIVED A WASTEWATER DEVELOPMENT AND CAPACITY ASSESSMENT MEMO AND ENGINEER LETTER OF FINDINGS (ELF) AND SHALL ENTER INTO A RESERVATION OF WASTEWATER CAPACITY AGREEMENT WITH THE TOWN OF THOMPSON'S STATION.
 - 122,850 GPD ANTICIPATED DEMAND
- WATER**
- HB&S HAS PROVIDED A WATER AVAILABILITY LETTER FOR THE PROJECT CONSISTING OF 351 RESIDENTIAL UNITS. THE DEVELOPER WILL BE RESPONSIBLE FOR COORDINATING WITH THE INDIVIDUAL UTILITY DISTRICT ENTITIES AS THE PROJECT MOVES FORWARD
 - 122,850 GPD ANTICIPATED DEMAND.
 - FLOW TEST HAS BEEN REQUESTED
- DRAINAGE**
- THE ADDITIONAL IMPERVIOUS AREA ON THIS SITE WILL BE TREATED USING APPROVED BMP'S, INCLUDING DETENTION BASINS. RUNOFF WILL EITHER SHEET FLOW OR BE COLLECTED IN THE SITE'S SUBSURFACE DRAINAGE NETWORK. POST-DEVELOPMENT PEAK FLOWS WILL MEET THE TOWN OF THOMPSON'S STATION STORMWATER MANAGEMENT REQUIREMENTS.
- STREETS**
- NO ADVERSE IMPACTS TO COLUMBIA PIKE OR THOMPSON'S STATION ROAD EAST ARE ANTICIPATED.
 - A TIA HAS BEEN COMPLETED AND PROVIDED TO THE TOWN TRAFFIC ENGINEER.
- POLICE / FIRE**
- WILLIAMSON COUNTY RESCUE SQUAD STATION 23 IS LOCATED APPROXIMATELY 0.5 MILES FROM EACH ENTRANCE TO THE DEVELOPMENT.
 - NO ADVERSE IMPACTS TO POLICE, FIRE, AND RECREATIONAL FACILITIES ARE ANTICIPATED.

GENERAL NOTES

- OPEN SPACE TO BE OWNED, CARED, OPERATION & MAINTENANCE BY H.O.A.
- THIS PLAT IS CONSISTENT WITH THE APPROVED CONCEPT PLAN.
- SEE LOT DATA TABLES ON LOT DATA TABLE SHEET
- NO PORTION OF THIS SITE LIES WITHIN 100YR. FLOODPLAIN PER FIRM MAP 47187C0345F REVISED SEPTEMBER 29, 2006

Utility Disclaimer

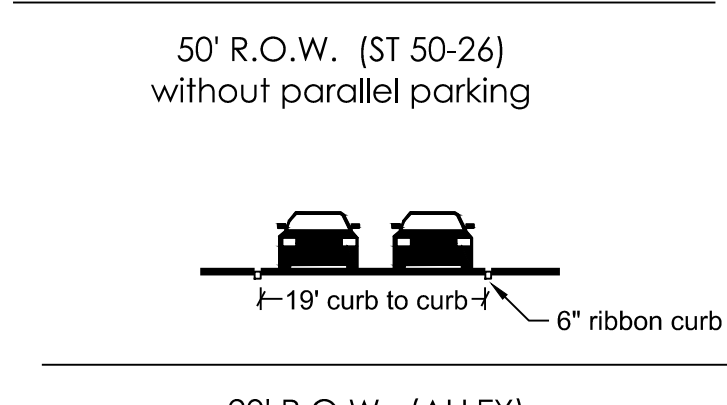
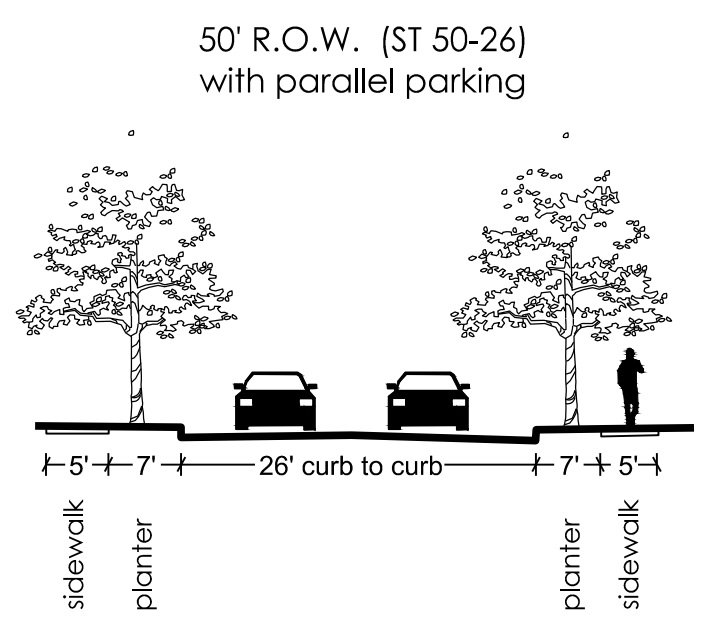
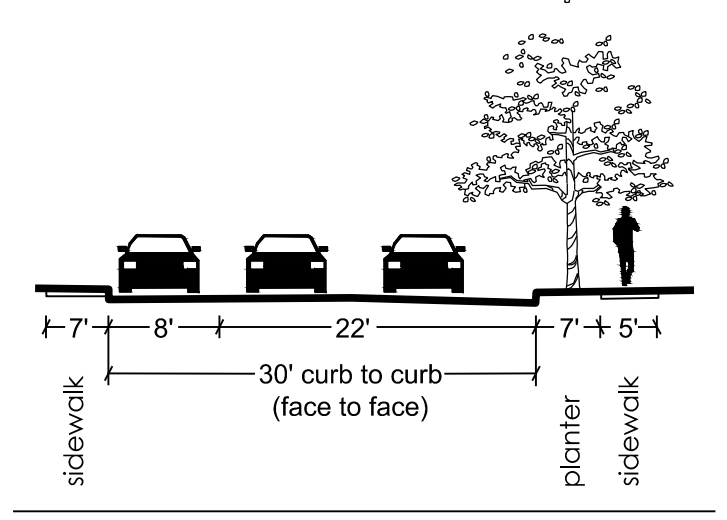
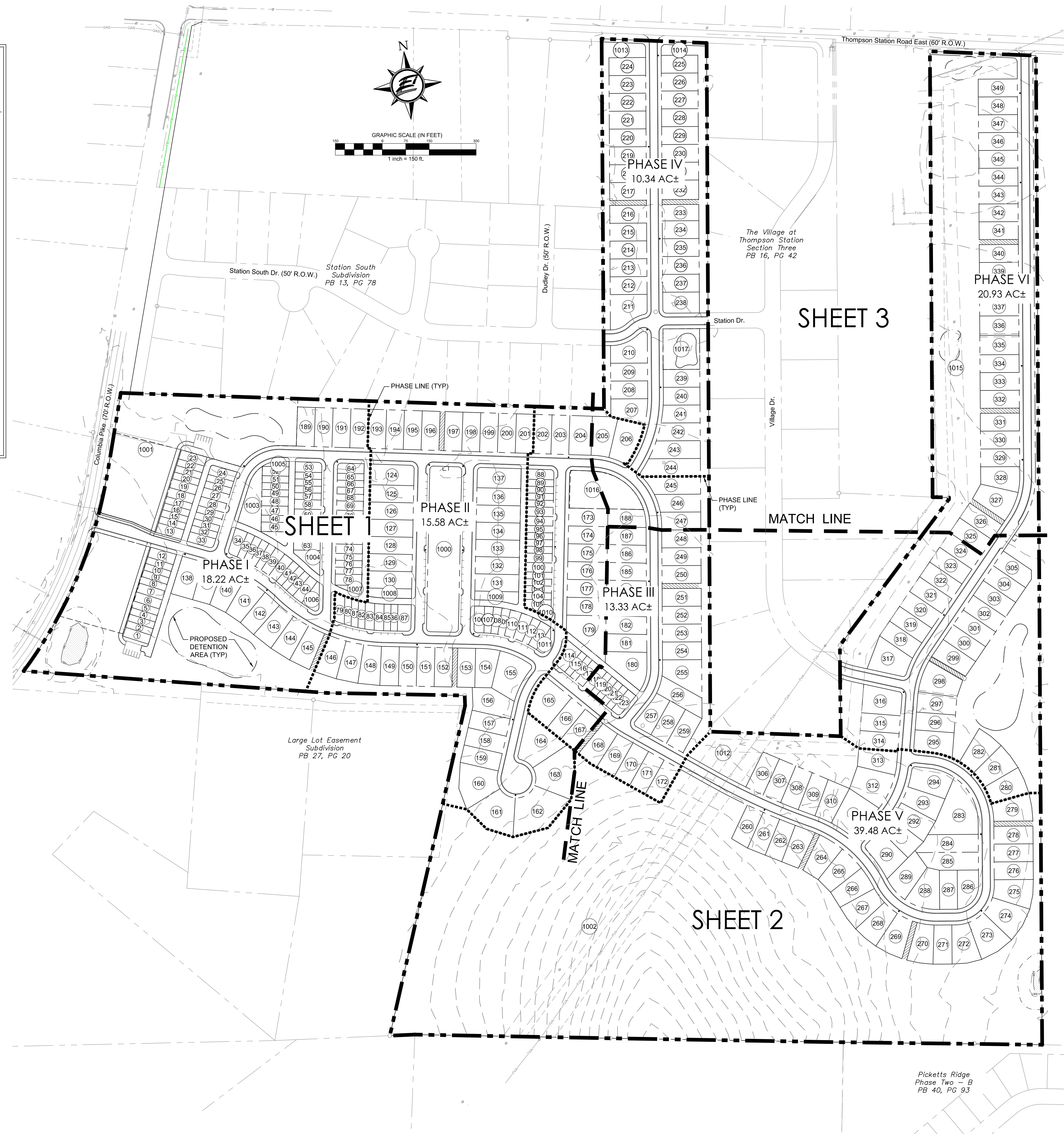
ENERGY, LAND AND INFRASTRUCTURE, LLC (ELI, LLC) HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE. PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. ELI, LLC MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. ELI, LLC FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES 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 OWNER, 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 811.

OWNER:
LUTHERAN CHURCH EXTENSION FUND
10733 SUNSET OFFICE DR., SUITE 300
ST. LOUIS, MO 63127

CIVIL ENGINEER:
Energy Land & Infrastructure, LLC
Clay Wallace, PE
1420 Donelson Pike, Suite A-12
Nashville, TN 37217
(615) 383-6300
clay.wallace@eli-llc.com

SURVEY DATA PROVIDED BY:
Energy Land & Infrastructure, LLC
1420 Donelson Pike, Suite A-12
Nashville, TN 37217
(615) 383-6300

LANDSCAPE ARCHITECT / PLANNER:
Gamble Design Collaborative
Greg Gamble, RLA
144 Southeast Parkway, Suite 200
Franklin, TN 37064
(615) 975-5765
greg.gamble@gdc-tn.com



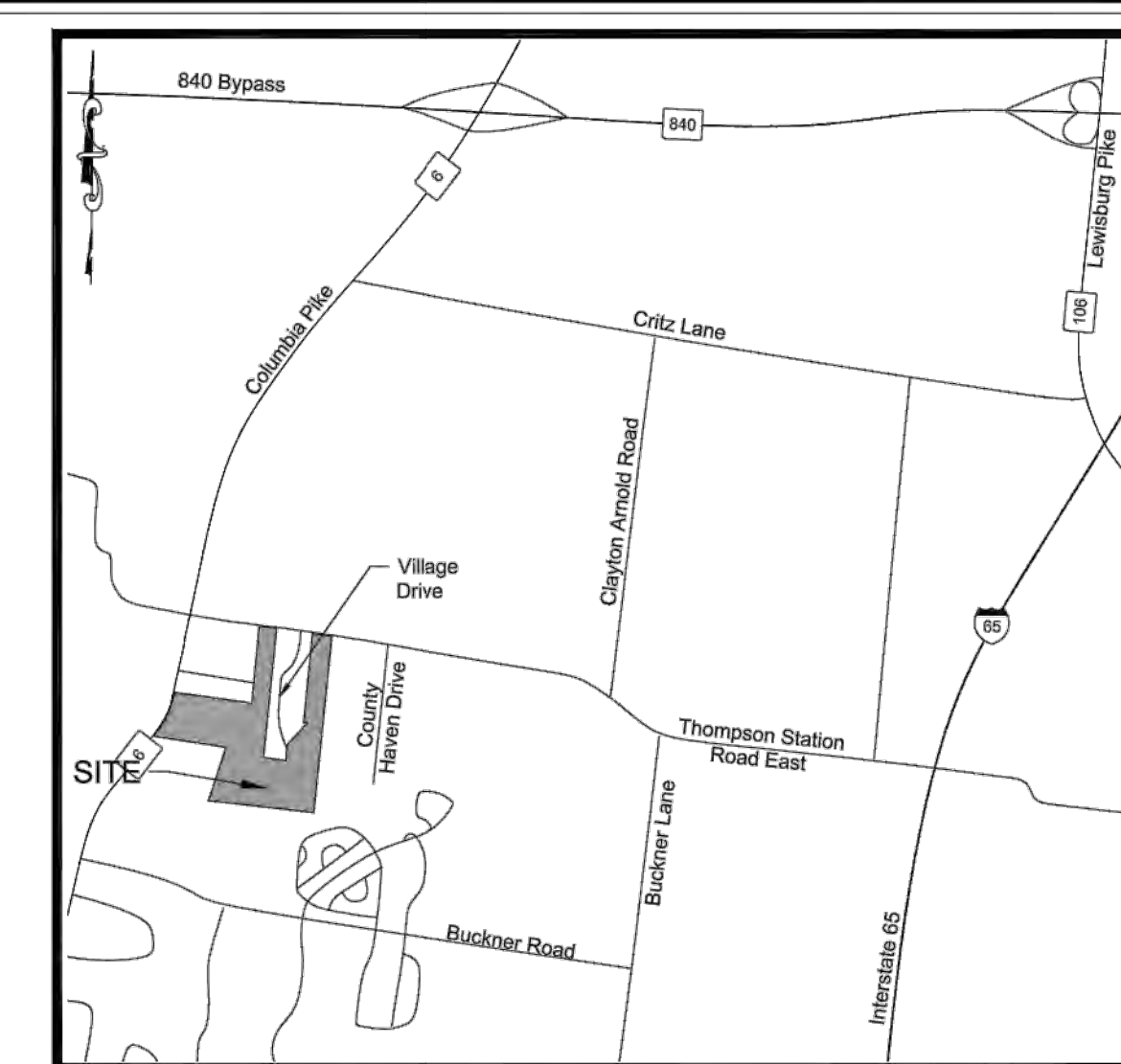
SHEET INDEX

SHEET	DESCRIPTION
C 0.1	PRELIMINARY PLAT MASTER PLAN
C 1.0	PROPERTY SURVEY
C 1.1	EXISTING CONDITIONS / NATURAL RESOURCES PLAN
C 2.0	PHASING PLAN
C 2.1	ENLARGED PRELIMINARY PLAT SHEET 1
C 2.2	ENLARGED PRELIMINARY PLAT SHEET 2
C 2.3	ENLARGED PRELIMINARY PLAT SHEET 3
C 3.0	LOT DATA TABLES
L1.0	TREE MITIGATION AND PRESERVATION
L1.1	TREE MITIGATION AND PRESERVATION
L2.0	BUFFER AND OPEN SPACE PLAN
L2.1	BUFFER AND LANDSCAPE PLAN
L 2.2	BUFFER LANDSCAPE PLAN

Rev.	Date	Revision Description
1	8/9/21	Per Staff Report Recommendations on 8/24/21
2	10/11/21	Per Staff Report Recommendations on 8/24/21

Issue Date:	July 16, 2021
ELI Project No:	18-11-1106.2
Drafted By:	RDP
Checked By:	LCW
Sheet Title:	

**PROPERTY
SURVEY**



VICINITY MAP
NOT TO SCALE

TITLE COMMITMENT

Old Republic Title Insurance Company
File No.: 172169
Effective Date: May 22, 2017 at 8:00 A.M.
SCHEDULE B - SECTION II - EXCEPTIONS

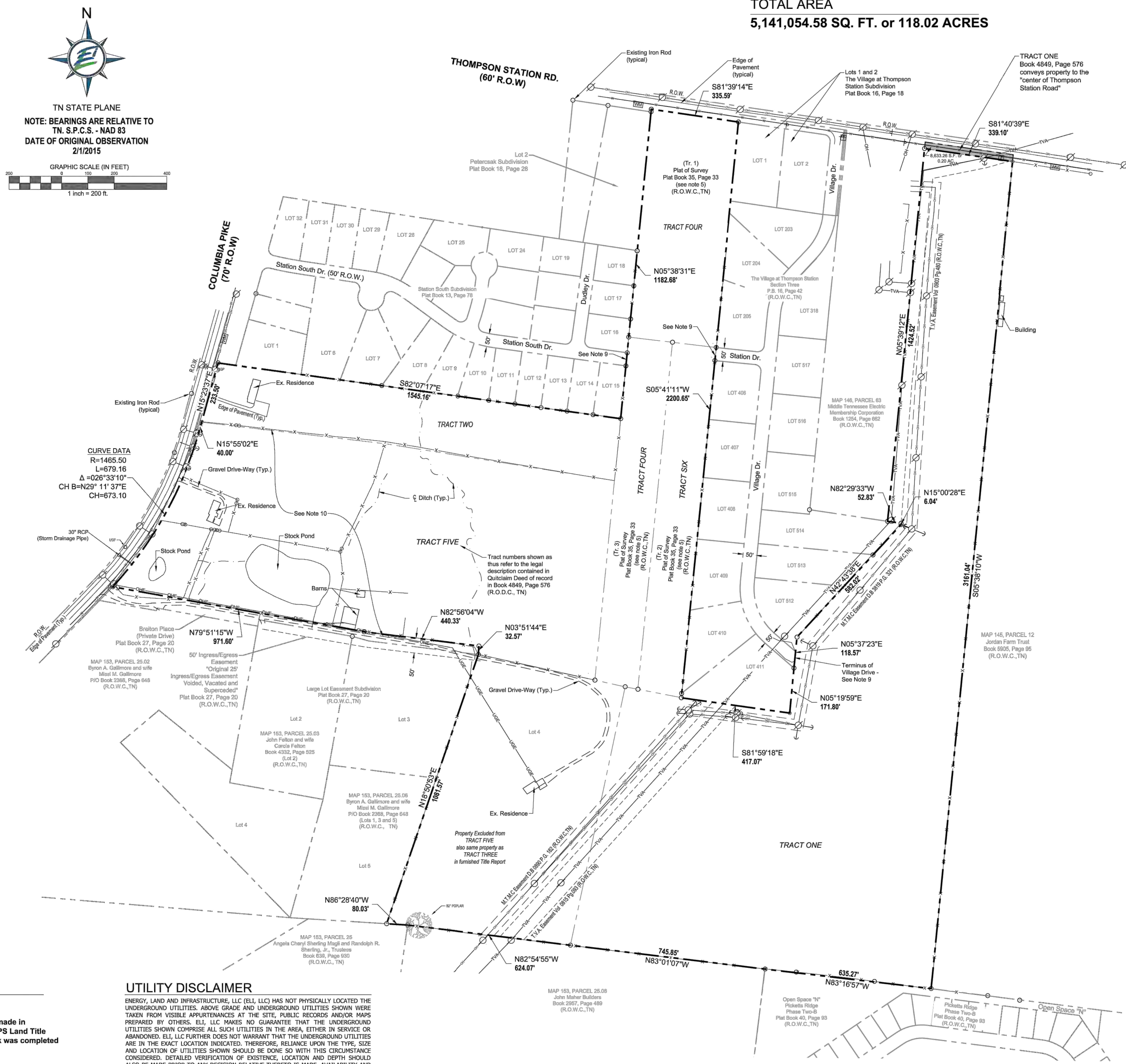
- Any discrepancies, conflicts, easements, boundary line disputes, and shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises. (As shown on survey.)
- Matters shown on the plan of record in Plat Book P35, page 33 (Tracts 4 and 6), and Plat Book 27, page 20 (Tract 3), said Register's Office. (As shown on survey.)
- TVA Easements of record in Book 869, page 38 and in Book 903, page 480, said Register's Office (Tract 1). (As shown on survey.)
- Order of possession to Middle Tennessee Electric Membership Corporation of record in Book 3017, page 707, said Register's Office (Tract 1). (As shown on survey.)
- Gas Line Easement granted to United Cities Gas Company, Inc. of record in Book 840, page 784 (Tract 2) and Book 940, page 786 (Tract 3), said Register's Office. (As shown on survey.)
- Transmission Line Easement of record in Book 815, pages 89 and 93, said Register's Office (Tract 3). (As shown on survey.)
- Easements for Utilities and Ingress and Egress, recorded in Book 1432, page 411, said Register's Office (Tract 3). (As shown on survey.)
- Right of Way Easement to Middle Tennessee Electric Membership Corp., of record in Book 890, page 162 and Book 3819, page 321, said Register's Office (Tract 3). (As shown on survey.)
- Title to that portion of the premises embraced within the bounds of any streets, roads, or highways. (As shown on survey.)

ALT/NSPS LAND TITLE SURVEY
OF
WILLIAMSON COUNTY MAP 153
PARCEL 23
COLUMBIA PIKE AND
THOMPSON STATION EAST
CITY OF THOMPSON STATION
WILLIAMSON COUNTY, TENNESSEE
DATED: AUGUST 31, 2017
PREPARED FOR
Pearl Street Partners, LLC

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

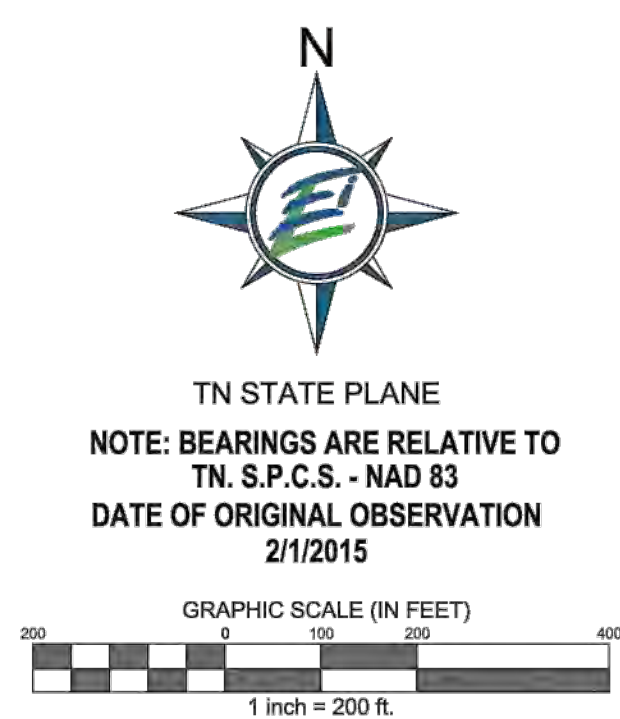
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TOTAL AREA
5,141,054.58 SQ. FT. or 118.02 ACRES



LEGEND

- Utility Pole
- Water Meter
- Water Line
- TVA Lines
- Overhead Utilities
- Guy Anchor
- Existing Iron Rod
- Iron Rod Set
- Fence
- Easement
- Property Line
- Ditch Line



SURVEYOR'S NOTES

- The Property is located in the City of Thompson's Station, Williamson County Tennessee and is currently zoned D-3 "Residential High Intensity".
- Lot setbacks are stated as follows:
Front - 10'
Side - 15' total, 5' minimum
Rear - 20'
Zoning information provided above should be verified with the City of Thompson's Station to assure the most current zoning and any re-zoning plans at (615) 219-0103
- The subject property is not affected by a flood hazard area as per the current flood insurance rate map or FEMA Flood Map, Map Number 47187C0345F, revised September 29, 2006, prepared by the National Flood Insurance Program.
- Utilities shown hereon were taken from visible structures in the field and recorded maps. Verification of the existence, size, location and depth should be confirmed with the appropriate utility sources.
- Bearings shown hereon are based on the Tennessee State Plane Coordinate System, N.A.D. 83.
- The Plat of Survey of record in Plat Book 35, Page 33 is a recorded survey but not a subdivision plat. Said Plat was not signed by any utility provider nor city or county departments. Furthermore these three Tracts are not shown as individual tax parcels on Williamson County Online property map.
- This surveyor was provided a copy of title commitment File No.: 172169 Effective Date: May 22, 2017, Issued by: Old Republic Title Insurance Company, Schedule B - Section II Exceptions were reviewed and comments that are applicable appear on the face of this survey.
- The subject property is the same property described in the title commitment listed above.
- All deeds, plats and property documents listed on this survey are of record in the Register's Office for Williamson County, Tennessee unless specifically noted.
- There are three publicly dedicated right-of-ways which terminate at the property line of the subject property, 1) Station South Road, 50' R.O.W. - Plat Book 13, Page 78 2) Station Drive, 50' R.O.W. - Plat Book 16, Page 19 3) Village Drive, 50' R.O.W. - Plat Book 16, Page 43, all of record in the Register's Office for Williamson County, Tennessee.
- Commitment File No.: 172169 - The property described in Exhibit "A" is approximately 28 acres fronting on Columbia Pike and is the same property listed as "TRACT FIVE" in Book 4849, Page 576.
- This property does have access to a right of way as is shown hereon.
- Iron Rod sets are 1/2" Diameter 18" minimum in length with plastic cap stamped ELI.

MAP REFERENCE

Being Parcel 23, as Shown on Williamson County Property Tax Map 153

DEED REFERENCE

All of the Property conveyed to Lutheran Church Extension Fund - Missouri Synod of record in Book 4849, Page 576 in the Register's Office for Williamson County, Tennessee.

SURVEYOR'S CERTIFICATION

To: Pearl Street Partners, LLC, and Old Republic Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. Original Fieldwork was completed on 2/1/2015, and updated on 8/23/2017.

Date of Plat/ Map 8-31-17
Arthur M. Dial, TN R.L.S. # 2411



By: _____
TN R.L.S. No: 2411 Date: August 31, 2017

UTILITY DISCLAIMER

ENERGY, LAND AND INFRASTRUCTURE, LLC (ELI, LLC) HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPEARANCES AT THE SITE. PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS, ELI, LLC MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. ELI, LLC FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES 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 THERE TO BE 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 OWNER, 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 811.



LEGEND

OVER-HEAD UTILITIES	UTILITY POLE	UTILITY POLE WITH LIGHT
EASEMENT	LAMP POST	GUY WIRE
PROPERTY LINE	UNDER GROUND TELEPHONE	FIRE HYDRANT
WATER LINE	WATER VALVE	WATER METER
SANITARY SEWER LINE	STORM PALET	SANITARY MANHOLE
TREE LINE	EXISTING DITCH LINE	EXISTING IRON ROD

SITE DATA

OWNER NAME: LUTHERAN CHURCH EXTENSION FUND
10733 SUNSET OFFICE DR., SUITE 200
ST. LOUIS, MO 63127

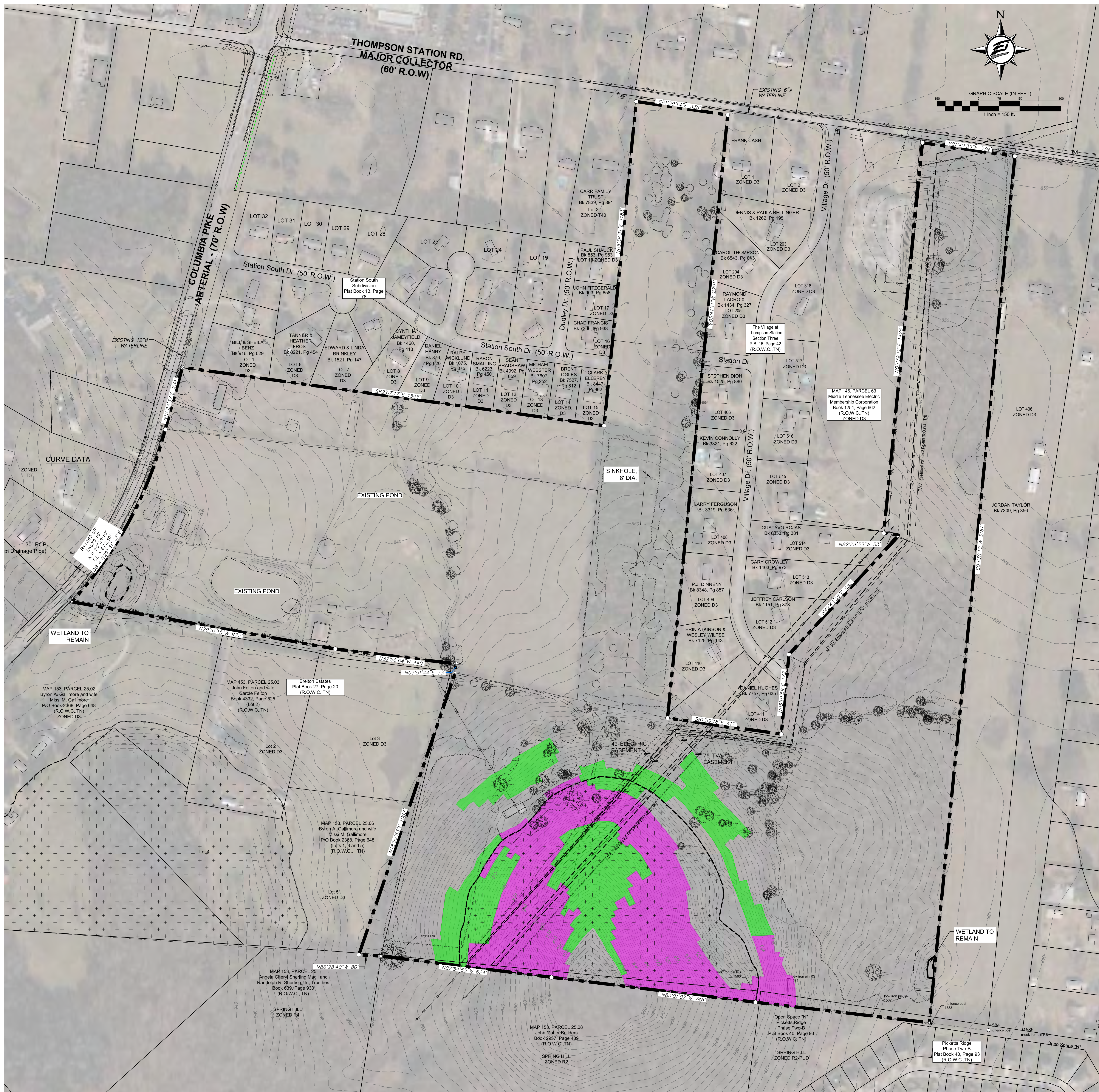
SITE ADDRESS: 4630 COLUMBIA PIKE (US-31)
THOMPSON'S STATION, TN 37179

TAX MAP, PARCEL: Map 153, Parcel 23
Williamson County, TN

SITE AREA: 118.83 AC ± (5,141,012 SF ±)

ZONING: D-3

SECTOR: G1 & G2



Property Description (as measured)

Land situated in Williamson County, Tennessee, being shown on Tax Map 153, as a portion of Parcel 23.00, and is currently known as a portion of the lands owned by Lutheran Church Extension Fund, of record in Record book 4849, Pages 576, in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.), and being more particularly described as follows:

Beginning at an iron rod (old), having coordinates of N. 532840.33, E. 1699692.99, said iron rod found on the northeast margin of a 70' right of way of Columbia Pike (Public), said iron being a westerly property corner of herein described property; thence, with a fence line and along the southerly property line of lots in Station South subdivision as shown in P.B. 13, Pg. 76 (R.O.W.C., TN.), S 82°07'17" E for a distance of 1,545.16' to an iron rod (old); thence, with a fence line for a portion of the way, and the east property line of aforementioned Station South, N 05°38'31" E for a distance of 1,182.68' to an iron rod (old), said iron found in the southerly margin of Thompson Station Road (public) having a 60' right of way; thence, along said right of way, S 81°59'14" E for a distance of 335.59' to an iron rod (old); thence, leaving said margin with fence, also being the west property line of the lots in The Village at Thompson Station subdivision section three as shown in P.B. 16, Page 42 (R.O.W.C., TN.), S 05°41'11" W for a distance of 2,200.65' to an iron rod (old); thence, S 81°59'14" E for a distance of 417.07' to an iron rod (old); thence, N 05°19'59" E for a distance of 171.80' to an iron rod (old), said iron being found in the southwesterly margin of Village Drive (terminating into herein described property line); thence, N 05°37'23" E for a distance of 115.57' to an iron rod (old); thence, along said T.V.A. line, N 42°43'39" E for a distance of 582.02' to an iron rod (old); thence, N 15°00'28" E for a distance of 6.04' to an iron rod (old); thence, N 82°29'33" W for a distance of 52.83' to an iron rod (old), said iron being a southeast corner of Middle Tennessee Electric Membership Corporation as shown in Bk. 1254, Pg. 662 (R.O.W.C., TN.); thence, along the west property line of said M.T.E.M.C., N 05°39'12" E for a distance of 1,424.52' to an iron rod (old), said iron being found in the southerly margin of Thompson Station Road; thence, along said margin, S 81°40'39" E for a distance of 339.10' to an iron rod (new); thence, leaving said margin, with fence line, and the west property line of Jordan Farm Trust property as shown in Bk. 5905, Pg. 95 (R.O.W.C., TN.), S 05°38'10" W for a distance of 3,161.04' to an iron rod (old); thence, along a fence line, and open space "N" of Picketts Ridge subdivision Phase II B, as shown in P.B. 40, Pg. 93 (R.O.W.C., TN.), N 83°16'57" W for a distance of 635.27' to an iron rod (old); thence, along said fence line, and the north property line of the Maher Builders property as shown in Bk. 2957, Pg. 489 (R.O.W.C., TN.), and the south property line of herein described property for the next two calls, N 83°01'07" W for a distance of 745.85' to an iron rod (old); thence, N 82°54'55" W for a distance of 624.07' to an iron rod (old) being the northeast corner of the Shering property as shown in Bk. 639, Pg. 930 (R.O.W.C., TN.); thence, N 86°28'40" W for a distance of 80.03' to an iron rod (old) being the southeast corner of the Gallimore property a portion of Bk. 2368, Pg. 648, also referenced in P.B. 27, Pg. 20 (R.O.W.C., TN.), and a southwest corner of herein described property; thence, with a fence line, and the easterly property line of said Gallimore, and a westerly property line of herein described property, N 12°50'53" E for a distance of 1,081.57' to an iron rod (old); thence, N 03°51'44" E for a distance of 32.57' to an iron rod (old); thence, N 82°56'04" W for a distance of 440.33' to an iron rod (old); thence, N 79°51'15" W for a distance of 971.60' to an iron rod (old) in aforementioned east margin of Columbia Pike; thence, along margin, with a curve to the left, having a radius of 1,465.50', an arc length 679.16', a chord bearing of N 29°11'37" E for a distance of 673.10' to an iron rod (new); thence, N 15°53'07" E for a distance of 40.00' to an iron rod (old); thence, N 15°23'37" E, for a distance of 233.50' to an iron rod (old); thence, to the Point of Beginning, Containing 5,141,054.58 Sq. Ft. or 118.02 Ac. According to a field survey made by Energy Land & Infrastructure, LLC. Dated February, 2015 and updated August 23, 2017.

NO PORTION OF THIS SITE LIES WITHIN 100YR. FLOODPLAIN
PER FIRM MAP 47187C0345F REVISED SEPTEMBER 29, 2006

**EXISTING CONDITIONS /
NATURAL RESOURCES
PLAN**

Filename: W:\18-11-106-2 Parsons Valley-Construction Plans\3_CAD\Production\2_Preliminary Plat\Existing Conditions Plan.dwg
 Plot Date: Monday, October 11, 2021 10:24 am
 By: jgance

LEGEND

	EXISTING TREE CANOPY
	15% - 25% SLOPES
	25% & GREATER SLOPES
	HILLTOP PROTECTION AREA

DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE 402 • NASHVILLE, TN 37217
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PLANNERS

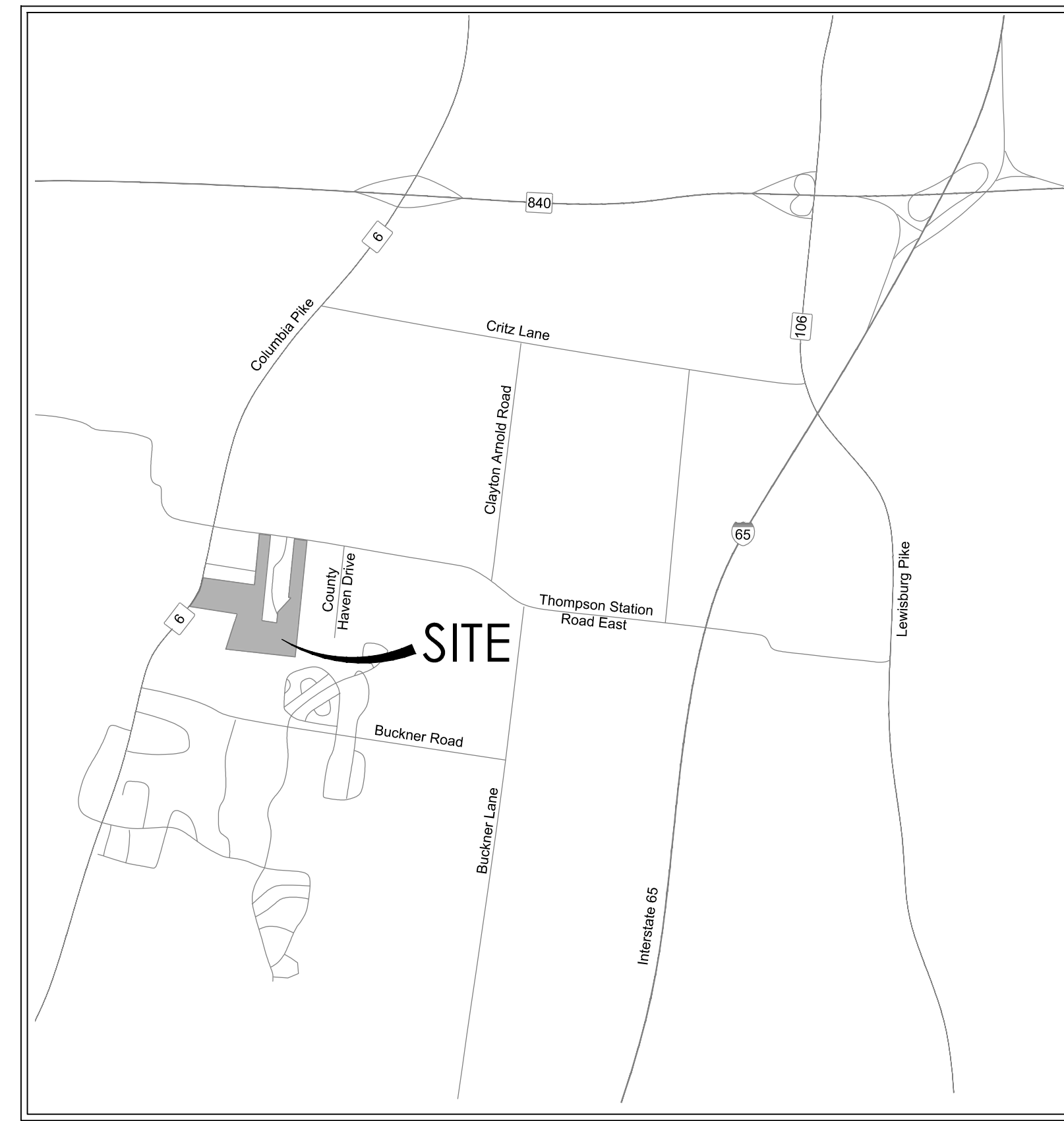
PARSON'S VALLEY
PRELIMINARY PLAT

4738 COLUMBIA PIKE
THOMPSON'S VALLEY, WILLIAMSON COUNTY, TENNESSEE

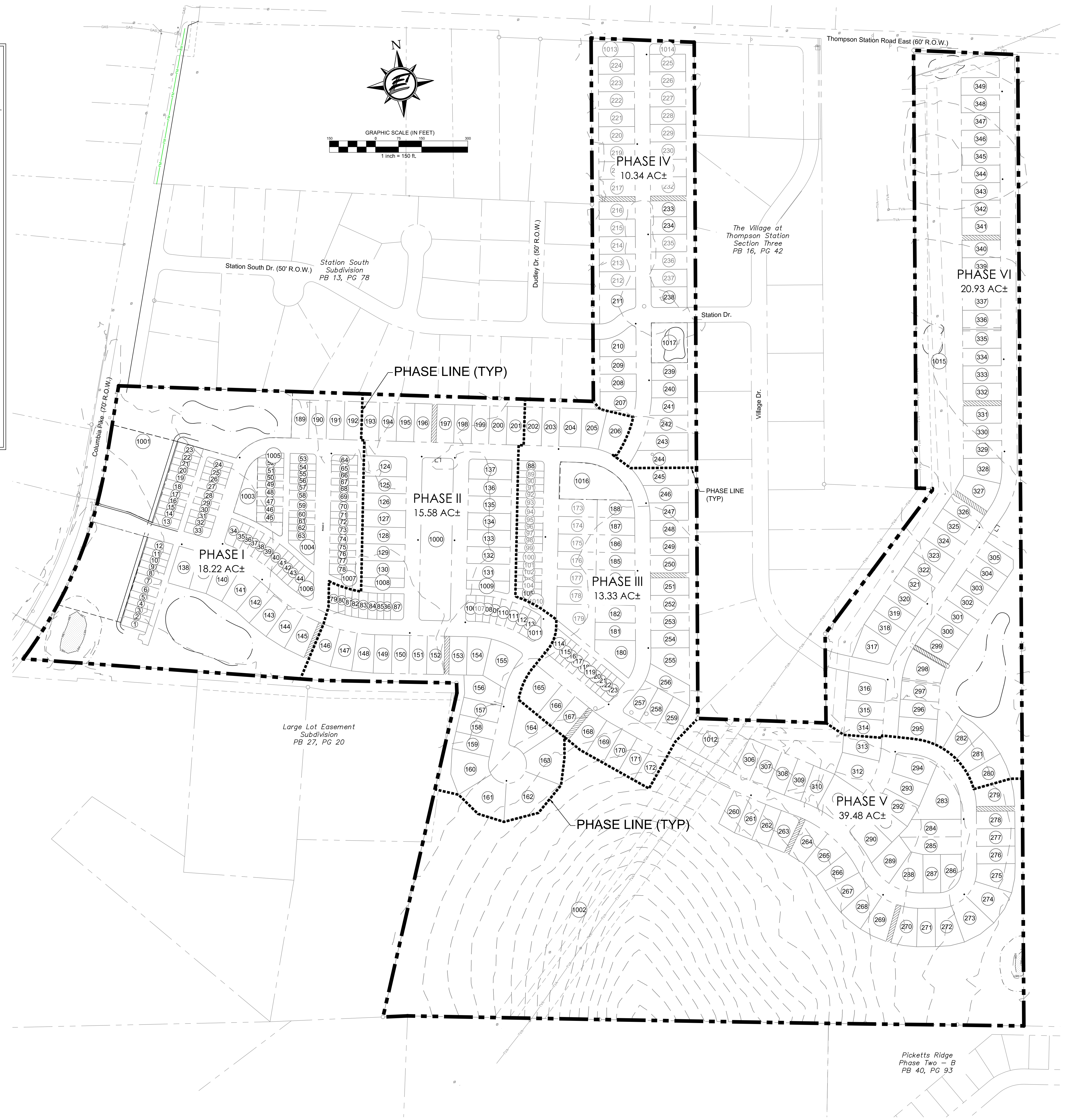
Rev.	Date	Revision Description
1	8/9/21	Per Staff Report Recommendations on 8/24/21
2	10/11/21	Per Town of Thompson's Station Comments

Issue Date: July 16, 2021
 ELI Project No: 18-11-1106.2
 Drafted By: RDP
 Checked By: LCW
 Sheet Title:
 Sheet No.

SITE DATA	
SUBDIVISION NAME:	PARSONS VALLEY
SITE ADDRESS:	4738 COLUMBIA PIKE (US-31) THOMPSON'S STATION, TN 37179
TAX MAP, PARCEL:	Map 153, Parcel 23 Williamson County, TN
CIVIL DISTRICT:	11
SITE AREA:	5,141,054.58 SQ.FT. or 118.02 AC.
ZONING:	D-3
SECTOR:	G1 & G2
RESIDENTIAL SUBDIVISION DEVELOPMENT STANDARDS	
ZONING DISTRICTS - REQUIREMENTS	
CIVIC SPACE	5% - 10% (5.94 - 11.88 AC)
*ALSO COATED TOWARDS 11/12 REQUIREMENT	
CIVIC SPACE - AREA	PROPOSED
5.6% (6.64 AC±)	
MAX. DENSITY	3 UNITS/ACRE (356 UNITS)
PROPOSED DENSITY	2.97 UNITS/ACRE (353 UNITS)
LOT STANDARDS	
PRIMARY FRONTAGE	10' MIN.
SECONDARY FRONTAGE	10' MIN.
SIDE LOT LINE AGGREGATE	15' TOTAL, 5 FT. MIN.
REAR LOT LINE	20'
LOT WIDTH	50' MIN.
TOWNHOME LOT WIDTH	20' MIN.
LOT BREAKDOWN	
(G) GARDEN	55' x 140' 14 UNITS
(TH) TOWNHOMES	22' x 85' 123 UNITS
(C) COTTAGE	57' x 116' 35 LOTS
(V) VILLAGE	57' x 125' 177 LOTS
TOTAL LOTS	349
OUTDOOR RECREATION AREA	
20,000 SQ.FT. ±	
34 PARKING SPACES REQUIRED	
34 PARKING SPACES PROVIDED (ON-STREET)	



LOCATION MAP



PRELIMINARY PLAT
PHASING PLAN

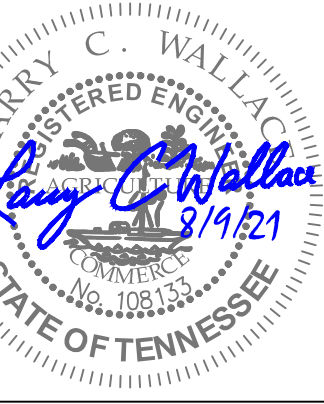


ENERGY LAND & INFRASTRUCTURE
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PARSONS VALLEY
PRELIMINARY PLAT

4738 COLUMBIA PIKE
THOMPSON'S VALLEY, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Revision Description
2	10/17/21	Per Staff Report Recommendations on 8/24/21
1	8/9/21	Per Town of Thompson's Station Comments



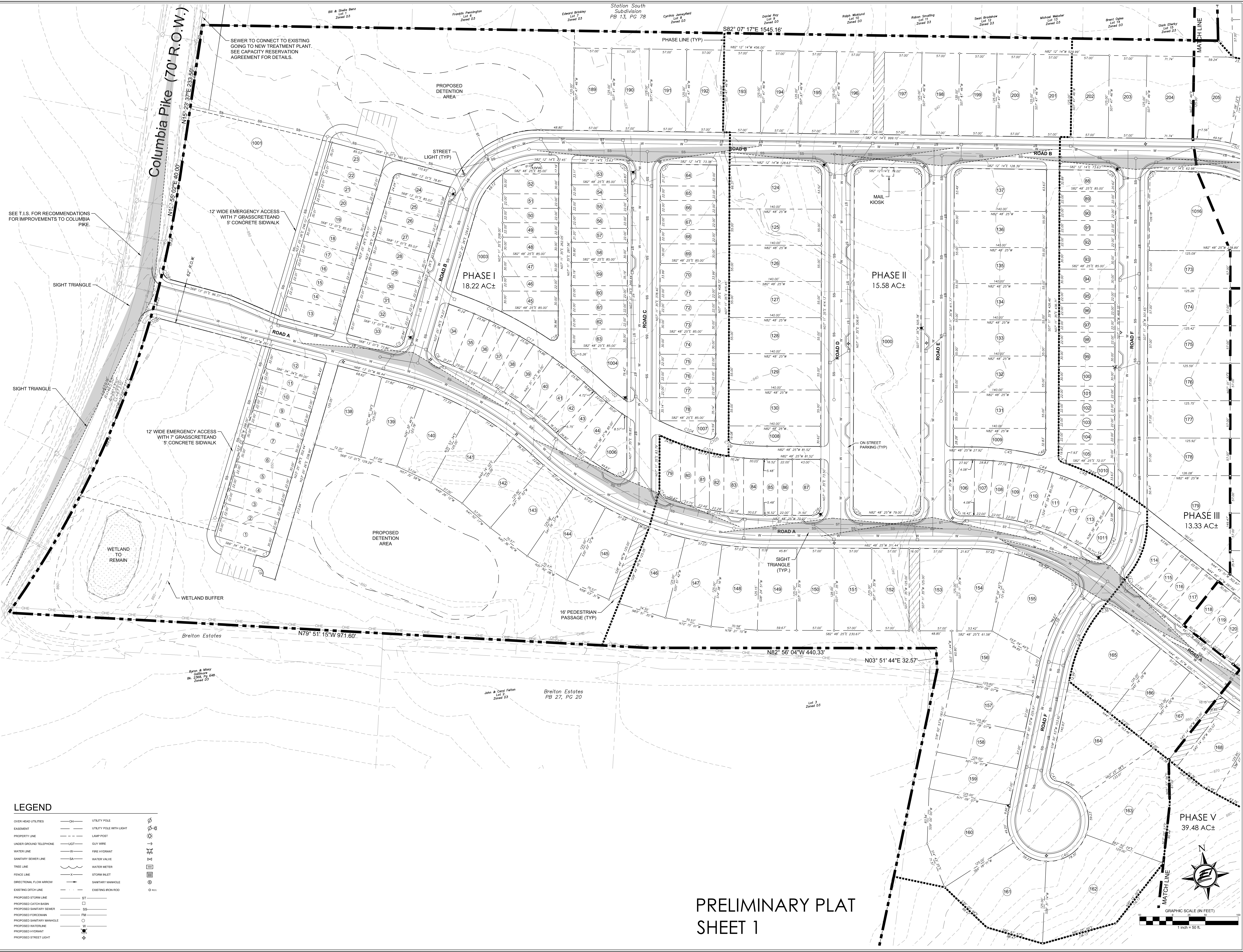
Issue Date:	July 16, 2021
ELI Project No:	18-11-1106.2
Drafted By:	RDP
Checked By:	LCW
Sheet Title:	

PHASING
PLAN

Sheet No.
C 2.0

File name: W:\18-11-1106.2 Parsons Valley-Construction Plans\3_CAD\Production\2_Preliminary Plat\Preim Plat Base.dwg
 Plotted: Monday, October 11, 2021 - 2:25 pm
 By: gbarce

Filename: W:\18-11-106-2 Parsons Valley-Construction Plans\3_CAD\Production\2_Preliminary Plat\Preim Plat Base.dwg
 Plot Date: Monday, October 11, 2022 11:22:25 am
 By: jblance



LEGEND

OVER HEAD UTILITIES	—○—	UTILITY POLE
EASEMENT	—	UTILITY POLE WITH LIGHT
PROPERTY LINE	—	LAMP POST
UNDER GROUND TELEPHONE	—	GY WIRE
WATER LINE	—	FIRE HYDRANT
SANITARY SEWER LINE	—	WATER VALVE
TREE LINE	—	WATER METER
FENCE LINE	—	STORM INLET
DIRECTIONAL FLOW ARROW	→	SANITARY MANHOLE
EXISTING DITCH LINE	—	EXISTING IRON ROD
PROPOSED STORM LINE	—	ST
PROPOSED CATCH BASIN	□	SS
PROPOSED SANITARY SEWER	—	FM
PROPOSED FORCE MAIN	—	PROPOSED SANITARY MANHOLE
PROPOSED SANITARY MANHOLE	○	PROPOSED WATER LINE
PROPOSED WATER LINE	—	PROPOSED HYDRANT
PROPOSED HYDRANT	—	PROPOSED STREET LIGHT
PROPOSED STREET LIGHT	—	

**PRELIMINARY PLAT
SHEET 1**

GDC
 GAMBLE
 DESIGN COLLABORATIVE
 DEVELOPMENT PLANNING AND
 LANDSCAPE ARCHITECTURE

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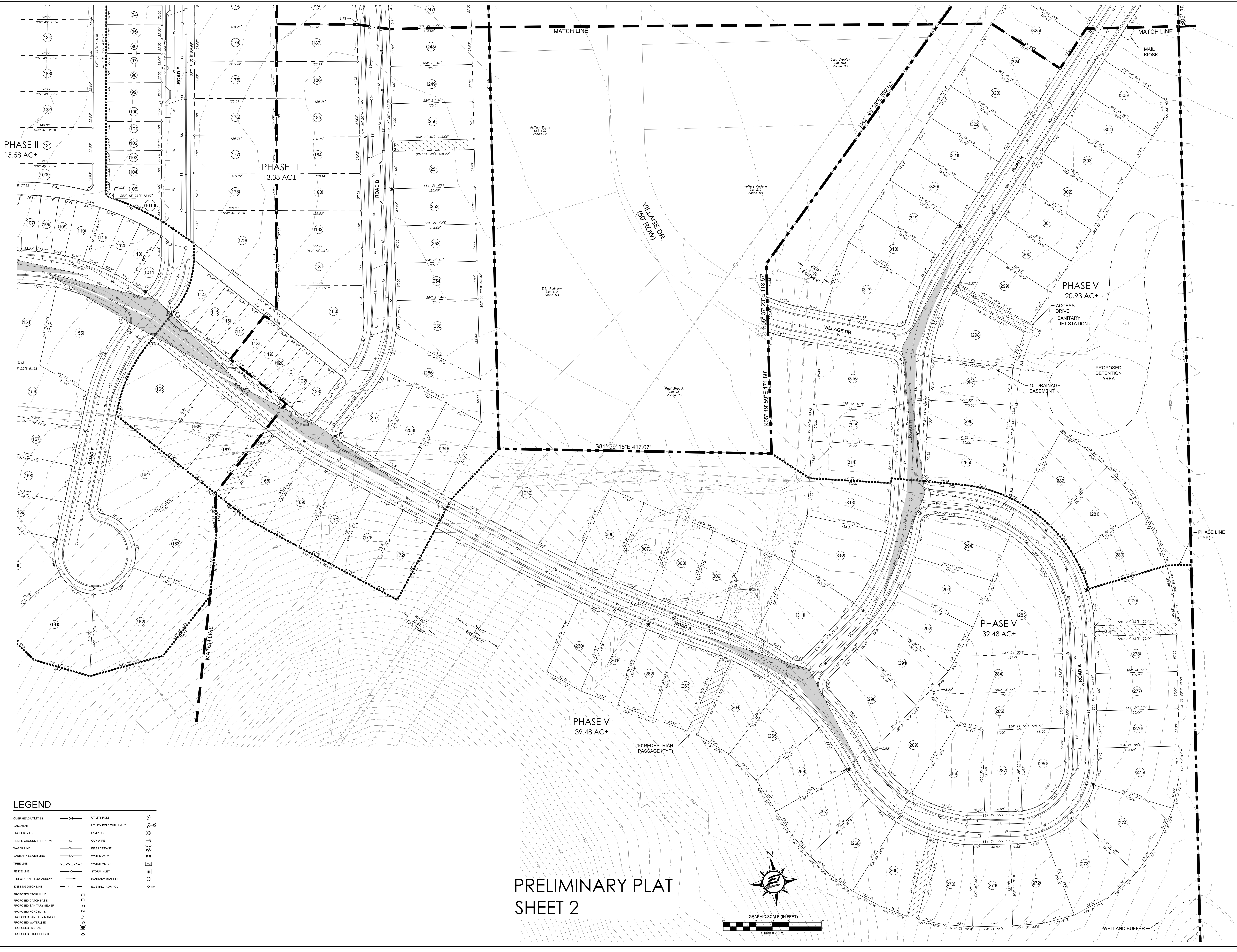
**PARSON'S VALLEY
PRELIMINARY PLAT**
 4738 COLUMBIA PIKE
 THOMPSON'S VALLEY, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Revision Description
2	10/11/21	Per Staff Report Recommendations on 8/24/21
1	8/9/21	Per Town of Thompson's Station Comments
1		

Issue Date: July 16, 2021
 ELI Project No: 18-11-1106.2
 Drafted By: RDP
 Checked By: LCW
 Sheet Title: ENLARGED PRELIMINARY PLAT
 Sheet No. C 2.1

LARRY C. WALLACE
 REGISTERED ENGINEER
 STATE OF TENNESSEE
 8/14/21

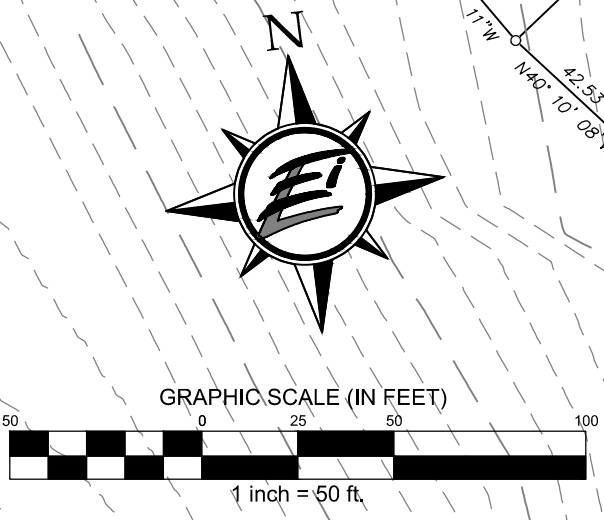
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 Project: Thompson's Valley, October 11, 2021 2:25 pm
 By: jblance



LEGEND

OVERHEAD UTILITIES	UTILITY POLE	UTILITY POLE WITH LIGHT
EASEMENT	LAMP POST	UTILITY POLE WITH LIGHT
PROPERTY LINE	COU FIRE	UTILITY POLE WITH LIGHT
UNDER GROUND TELEPHONE	WATER VALVE	UTILITY POLE WITH LIGHT
WATER LINE	WATER METER	UTILITY POLE WITH LIGHT
SANITARY SEWER LINE	STORM INLET	UTILITY POLE WITH LIGHT
TREE LINE	SANITARY MANHOLE	UTILITY POLE WITH LIGHT
FENCE LINE	EXISTING IRON ROD	UTILITY POLE WITH LIGHT
DIRECTIONAL FLOW ARROW	PROPOSED STORM LINE	UTILITY POLE WITH LIGHT
EXISTING DITCH LINE	PROPOSED CATCH BASIN	UTILITY POLE WITH LIGHT
PROPOSED STORM LINE	PROPOSED SANITARY SEWER	UTILITY POLE WITH LIGHT
PROPOSED CATCH BASIN	PROPOSED FORCE MAIN	UTILITY POLE WITH LIGHT
PROPOSED SANITARY SEWER	PROPOSED SANITARY MANHOLE	UTILITY POLE WITH LIGHT
PROPOSED FORCE MAIN	PROPOSED WATER LINE	UTILITY POLE WITH LIGHT
PROPOSED SANITARY MANHOLE	PROPOSED HYDRANT	UTILITY POLE WITH LIGHT
PROPOSED WATER LINE	PROPOSED STREET LIGHT	UTILITY POLE WITH LIGHT
PROPOSED HYDRANT		
PROPOSED STREET LIGHT		

PRELIMINARY PLAT
SHEET 2



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**PARSON'S VALLEY
 PRELIMINARY PLAT**
 4738 COLUMBIA PIKE
 THOMPSON'S VALLEY, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Revision Description
1	8/9/21	Per Staff Report Recommendations on 8/24/21
2	10/11/21	Per Town of Thompson's Station Comments

Issue Date: July 16, 2021
 ELI Project No: 18-11-1106.2
 Drafted By: RDP
 Checked By: LCW
 Sheet Title: ENLARGED PRELIMINARY PLAT
 Sheet No. C 2.2

LARRY C. WALLACE
 REGISTERED ENGINEER
 STATE OF TENNESSEE
 8/14/21

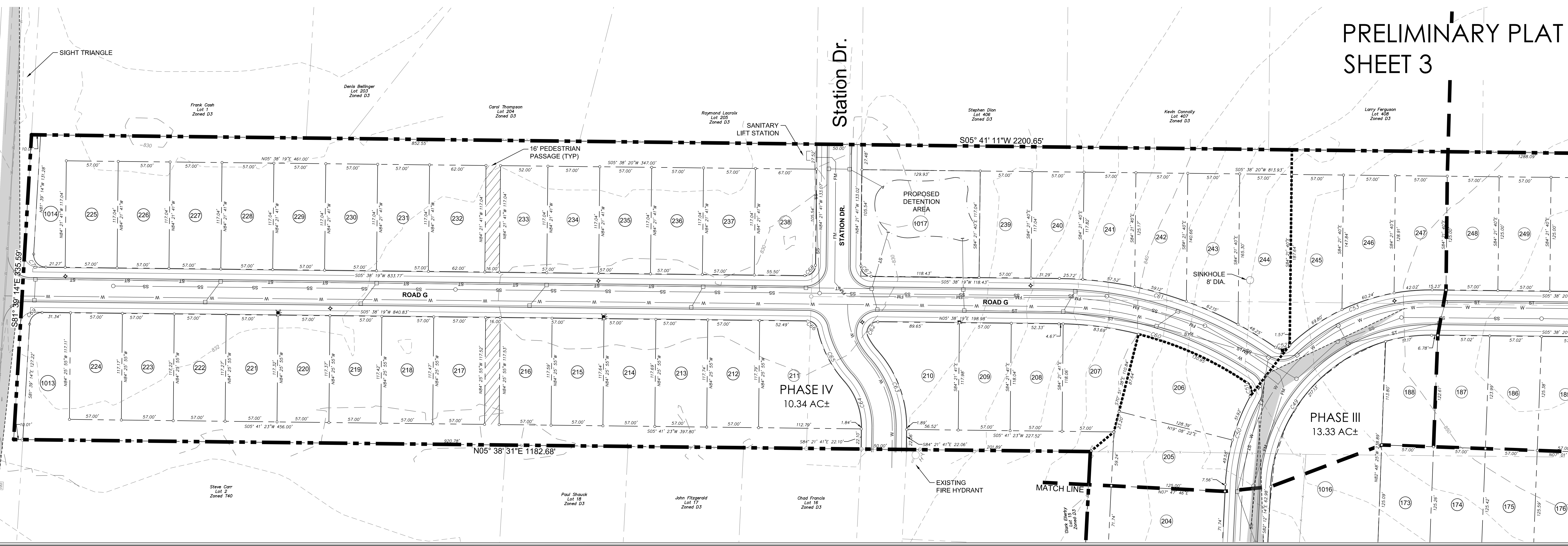
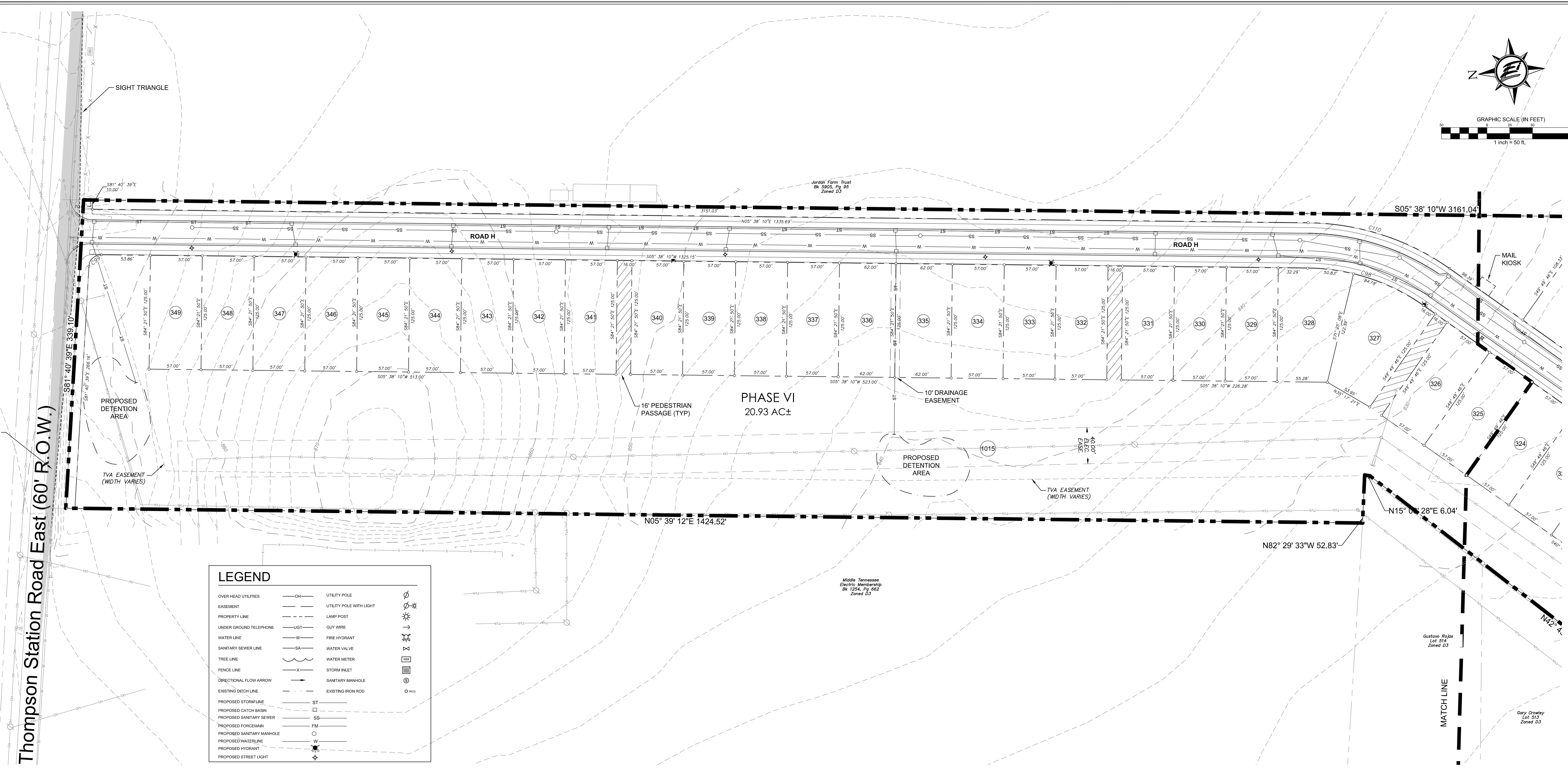
Rev.	Date	Revision Description
2	10/11/21	Per Staff Report Recommendations on 8/24/21
1	8/9/21	Per Town of Thompson's Station Comments



Issue Date:	July 16, 2021
ELI Project No.:	18-11-1106.2
Drafted By:	RDP
Checked By:	LCW
Sheet Title:	ENLARGED PRELIMINARY PLAT
Sheet No.:	C 2.3



GRAPHIC SCALE (IN FEET)
 1 inch = 50 ft.



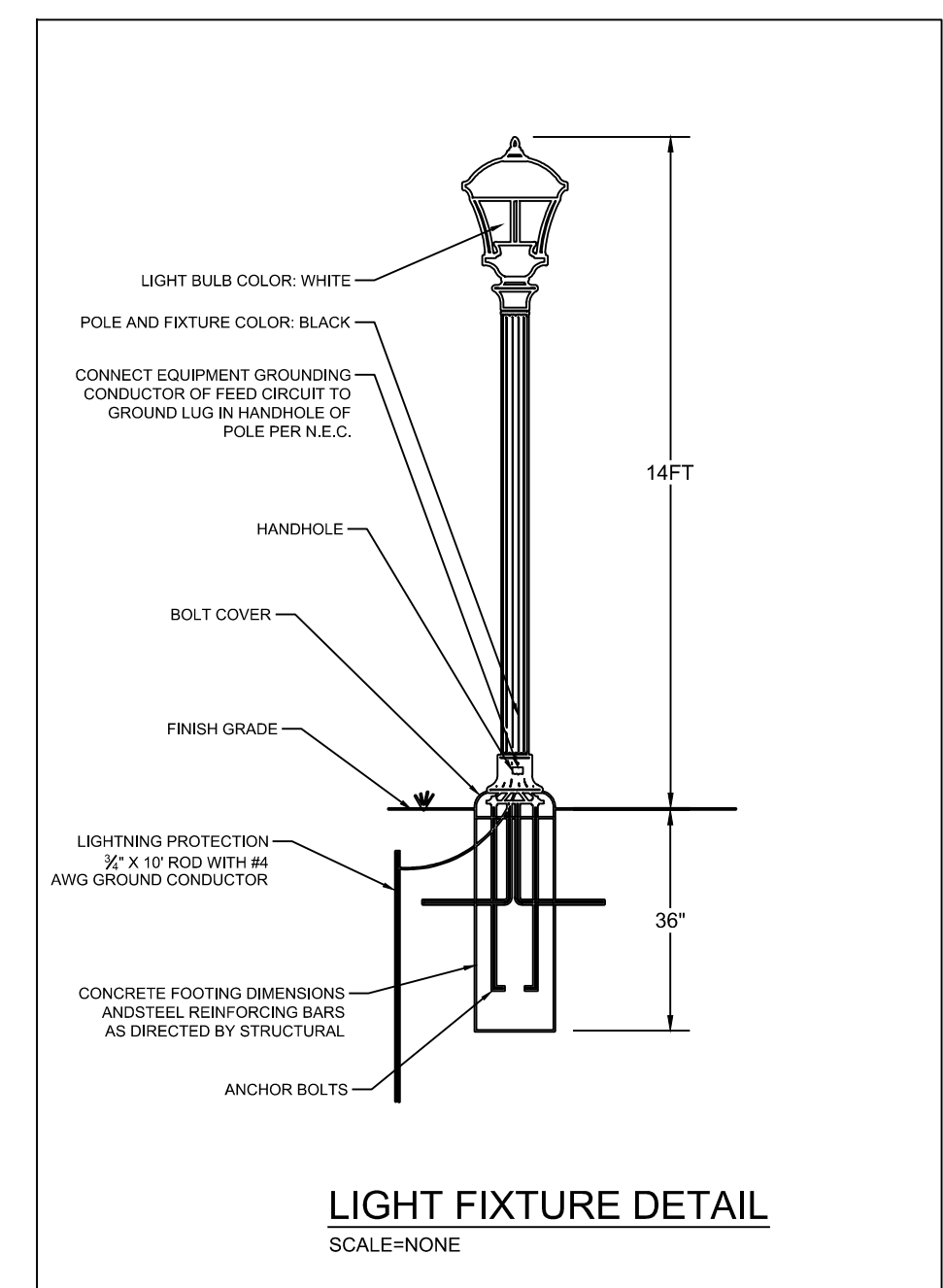
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 Plot Date: Monday, October 11, 2021 2:25 pm
 By: jplance

Lot #	Square Feet	Acres	Lot #	Square Feet	Acres	Lot #	Square Feet	Acres	Lot #	Square Feet	Acres	Lot #	Square Feet	Acres	Lot #	Square Feet	Acres	Lot #	Square Feet	Acres	Lot #	Square Feet	Acres	Lot #	Square Feet	Acres	Lot #	Square Feet	Acres	Lot #	Square Feet	Acres	Lot #	Square Feet	Acres			
1	2550	0.06	28	1871	0.04	51	1870	0.04	76	1870	0.04	101	1870	0.04	126	7700	0.18	151	7125	0.16	176	7163	0.16	201	7125	0.16	227	6672	0.15	252	7125	0.16	277	7125	0.16	302	7125	0.16

Lot #	Square Feet	Acres
1000	53865	1.24
1001	184778	4.24
1002	1560082	35.81

R.O.W. Table		
Lot #	Square Feet	Acres
ROW	741336	17.02

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	12.34	8.00	88°21'33"	S67°36'13"W	11.15	7.77

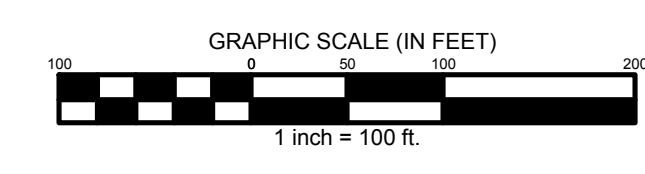
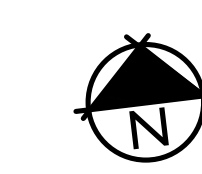


LOT DATA TABLES

LARRY C. WALLACE
REGISTERED ENGINEER
No. 24211
STATE OF TENNESSEE

Issue Date:	July 16, 2021
ELI Project No:	18-11-1106.2
Drafted By:	RDP
Checked By:	LCW
Sheet Title:	LOT DATA TABLES
Sheet No.	C 3.0

Filename: W:\18-11-106.2 Parsons Valley-Construction Plans\CAD\Production\2_Preliminary Plat\Preim Plct Base.dwg
 Project: Monday, October 11, 2021 2:26 pm
 By: [space]



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ENERGY LAND &
1420 N. PARKS AVENUE, SUITE 217
OFFICE: 615-383-6300
ENGINEERS - SURVEYORS - INTERSTATE 75/60 AND 60/150/240
www.gamblecollaborative.com



PARSON'S VALLEY
PRELIMINARY PLAT
4738 COLUMBIA PIKE
THOMPSON'S VALLEY, WILLIAMSON COUNTY, TENNESSEE

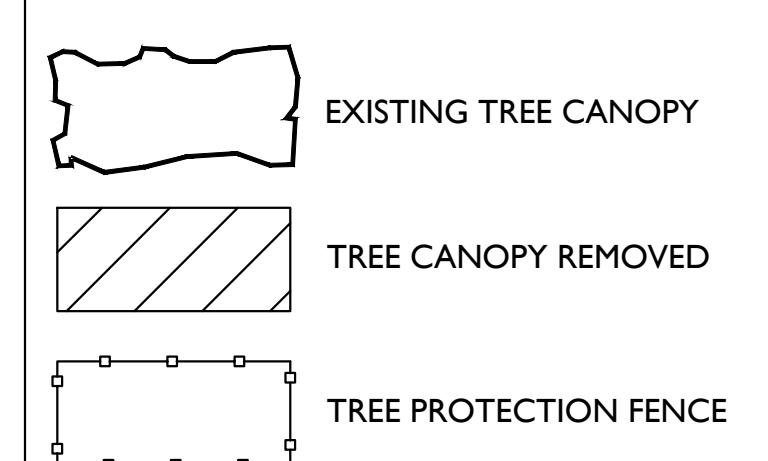
Tree #	Size	Species	Health	Removed
1	48	OAK	Good	
2	18	HACKBERRY	Good	X
3	18	MAPLE	Good	X
4	36	MAPLE	Good	X
5	36	MAPLE	Good	X
6	18	MAPLE	Good	
7	18	MAPLE	Good	
8	18	MAPLE	Good	
9	24	MAPLE	Good	
10	18	MAPLE	Good	
11	21	CHERRY	Good	
12	21	CHERRY	Good	
13	21	CHERRY	Good	
14	21	CHERRY	Good	
15	21	CHERRY	Good	
16	18	CHERRY	Good	
17	30	MAPLE	Good	
18	30	MAPLE	Good	
19	18	MAPLE	Good	
20	24	MAPLE	Good	
21	21	MAPLE	Good	
22	24	MAPLE	Good	
23	24	MAPLE	Good	
24	18	MAPLE	Good	
25	24	MAPLE	Good	
26	18	MAPLE	Good	X
27	30	OAK	Good	X
28	30	OAK	Good	X
29	24	OAK	Good	X
30	30	HACKBERRY	Good	X
31	30	HACKBERRY	Good	X
32	24	OAK	Good	X
33	30	OAK	Good	X
34	21	OAK	Good	X
35	21	OAK	Good	X
36	24	OAK	Good	X
37	24	OAK	Good	X
38	24	HACKBERRY	Good	X
39	24	HACKBERRY	Good	X
40	30	HACKBERRY	Good	X
41	24	HACKBERRY	Good	X
42	24	HACKBERRY	Good	X
43	36	ELM	Good	X
44	36	SYCAMORE	Dead	X
45	24	HACKBERRY	Good	X
46	24	CHERRY	Good	X
47	24	HACKBERRY	Good	X
48	18	HACKBERRY	Good	X
49	20	ELM	Good	X
50	18	HACKBERRY	Good	X
51	24	CEDAR	Good	
52	20	CEDAR	Good	
53	24	SUMAC	Good	
54	24	OAK	Good	
55	24	OAK	Good	
56	36	OAK	Good	
57	20	CEDAR	Good	
58	20	HACKBERRY	Good	
59	18	CEDAR	Good	
60	18	CEDAR	Good	
61	30	OAK	Good	
62	22	CEDAR	Good	
63	50	OAK	Good	
64	24	ELM	Good	
65	24	OAK	Good	X
66	20	CEDAR	Good	X
67	24	CEDAR	Good	X
68	28	OAK	Good	X
69	24	OAK	Good	X
70	21	OSAGE ORANGE	Good	X

Tree #	Size	Species	Health	Removed
71	24	CEDAR	Good	X
72	40	OAK	Good	X
73	24	OSAGE ORANGE	Good	X
74	20	OAK	Good	
75	36	HACKBERRY	Good	X
76	52	POPLAR	Good	
77	42	HACKBERRY	Good	
78	24	CEDAR	Poor	X
79	21	ELM	Good	X
80	24	HACKBERRY	Good	X
81	15	HACKBERRY	Good	
82	28	ELM	Good	X
83	24	HACKBERRY	Poor	X
84	24	ELM	Good	X
85	18	HACKBERRY	Good	X
86	18	HACKBERRY	Good	X
87	26	HACKBERRY	Poor	X
88	24	HACKBERRY	Good	X
89	24	HACKBERRY	Good	X
90	20	ELM	Good	X
91	28	ELM	Good	X
92	24	OAK	Good	X
93	18	ASH	Good	X
94	21	HACKBERRY	Good	X
95	21	OAK	Good	X
96	20	HACKBERRY	Good	X
97	18	HACKBERRY	Good	X
98	21	HACKBERRY	Good	X
99	24	HACKBERRY	Good	X
100	30	OAK	Good	X
101	24	HACKBERRY	Good	X
102	20	ELM	Good	X
103	20	HACKBERRY	Good	X
104	20	ELM	Good	X
105	18	HACKBERRY	Good	X
106	21	HACKBERRY	Poor	X
107	21	HACKBERRY	Poor	X
108	24	HACKBERRY	Good	X
109	18	ELM	Good	X
110	24	HACKBERRY	Good	X
111	18	BOXELDER	Good	X
112	18	OAK	Good	X
113	24	HACKBERRY	Good	X
114	21	OAK	Good	X
115	18	OAK	Good	X
116	18	HACKBERRY	Good	X
117	36	HACKBERRY	Good	X
118	36	CHERRY	Good	X
119	18	HACKBERRY	Good	X
120	26	OAK	Good	X
121	18	CHERRY	Good	X
122	18	HACKBERRY	Good	X
123	18	HACKBERRY	Good	X
124	18	OAK	Good	X
125	18	HACKBERRY	Good	X
126	18	OAK	Good	X
127	24	HACKBERRY	Good	X
128	18	HACKBERRY	Good	X
129	18	HACKBERRY	Good	X
130	30	OAK	Good	X
131	24	HACKBERRY	Good	X
132	24	ELM	Good	X
133	24	ELM	Good	X
134	18	BOXELDER	Good	X
135	24	BOXELDER	Good	X
136	24	HACKBERRY	Good	X
137	48	OAK	Good	X
138	18	HACKBERRY	Good	X
139	18	HACKBERRY	Good	X
140	24	OAK	Good	X

Tree #	Size	Species	Health	Removed
141	18	HACKBERRY	Good	
142	24	CEDAR	Good	X
143	18	CEDAR	Good	
144	21	CEDAR	Good	
145	18	CEDAR	Good	
146	18	CEDAR	Good	
147	21	CEDAR	Good	
148	21	CEDAR	Good	
149	21	CEDAR	Good	X
150	18	PINE	Good	
151	20	PINE	Good	X
152	24	CEDAR	Good	X
153	18	PINE	Good	X
154	18	CEDAR	Good	X
155	18	CEDAR	Good	
156	18	CEDAR	Good	
157	21	PINE	Good	X
158	21	PINE	Good	X
159	21	CEDAR	Good	X
160	24	CEDAR	Good	X
161	22	CEDAR	Good	
162	18	PINE	Good	X
163	18	PINE	Good	X
164	18	PINE	Good	X
165	18	PINE	Good	X

*NOTE: HEALTH OF TREES TO BE FURTHER EVALUATED PRIOR TO SUBMITTAL OF CONSTRUCTION DRAWINGS PER PHASE

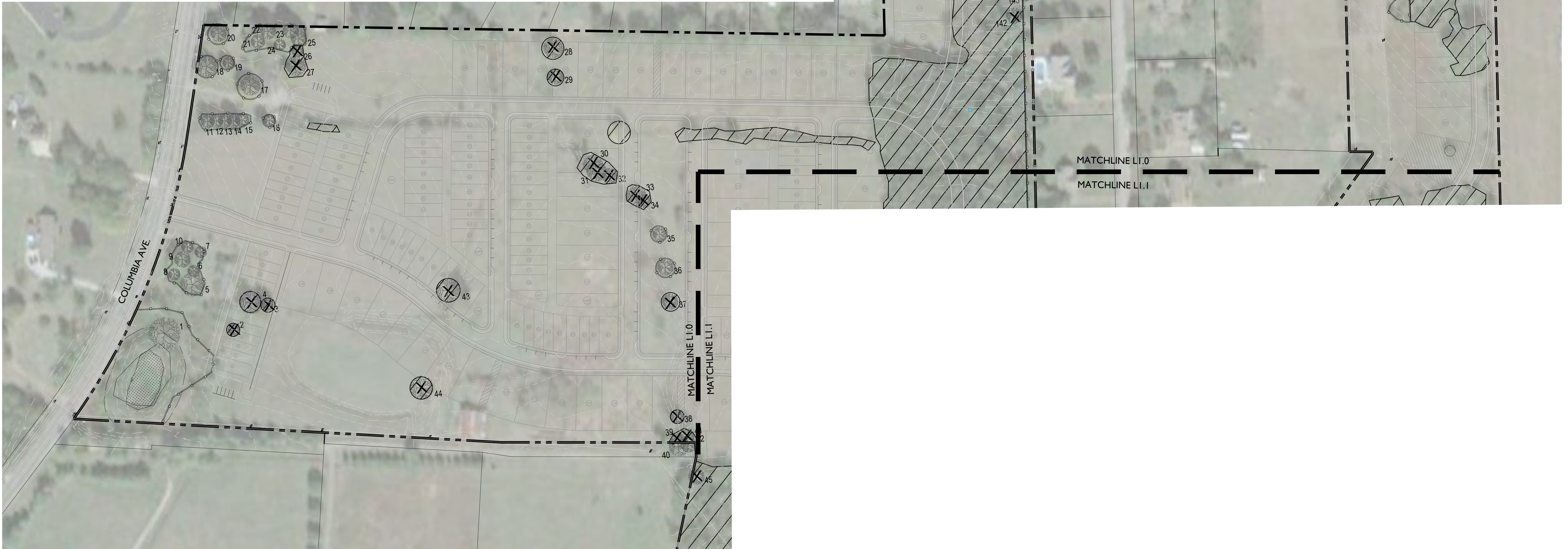
TREE CANOPY



EXISTING TREE COVERAGE: 63.56 AC
 SITE PERCENTAGE TREE COVERAGE: 53%
 REMOVED TREE CANOPY: 38.30 AC
 RETAINED TREE CANOPY: 25.26 AC
 (40% OF EXISTING TREE COVERAGE)
 SPECIMEN INCHES REMOVED: 2,161
 MITIGATED INCHES REQUIRED: 3,241.5
 (2,206 IN * 1.5)

TREE MITIGATION NOTES

THE FOLLOWING TREES WILL ACCOUNT FOR TREE REPLACEMENT IN FUTURE CONSTRUCTION PLANS:
 - OPEN SPACE TREES
 - STREET TREES
 - BUFFER CANOPY TREES
 - LOT TREES



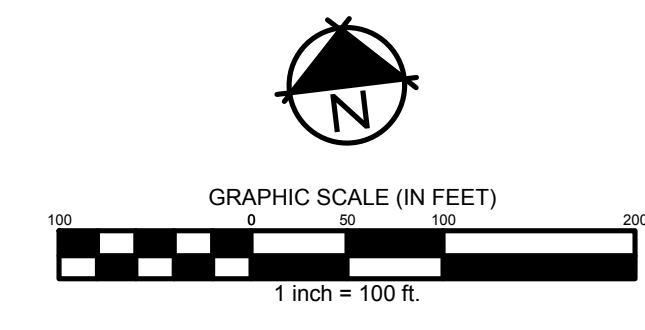
Rev	Date	Revision Description
1	10/11/21	Staff Report recommendations on 8/24/2021
2	08/09/21	Staff comments



Issue Date: June 28, 2021
 EJI Project No: 15-11-1107.5
 Drafted By: RDP
 Checked By: LCW

Sheet Title:
**TREE
 MITIGATION
 AND
 PRESERVATION**

Sheet No.
L1.0



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

ENERGY LAND &
PLANNING CONSULTANTS
OFFICE: 1515 - 383 - 6300
ENGINEERS: SURVEYORS: INTERSTATE/TAPE/CONSTRUCTION/PLANNING



PARSON'S VALLEY
PRELIMINARY PLAT
4738 COLUMBIA PIKE
THOMPSON'S VALLEY, WILLIAMSON COUNTY, TENNESSEE

Rev.	Date	Revision Description
1	10/11/21	Staff Report recommendations on 8/24/2021
2	08/09/21	Staff comments



Issue Date: June 28, 2021
EJL Project No: 15-11-1107.5
Drafted By: RDP
Checked By: LCW

Sheet Title:
**TREE
MITIGATION
AND
PRESERVATION**

Sheet No.
L.I.1

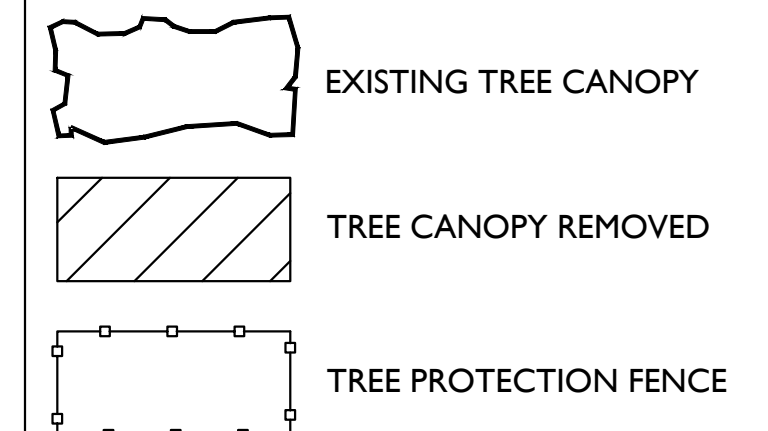
Tree #	Size	Species	Health	Removed
1	48	OAK	Good	
2	18	HACKBERRY	Good	X
3	18	MAPLE	Good	X
4	36	MAPLE	Good	X
5	36	MAPLE	Good	
6	18	MAPLE	Good	
7	18	MAPLE	Good	
8	18	MAPLE	Good	
9	24	MAPLE	Good	
10	18	MAPLE	Good	
11	21	CHERRY	Good	
12	21	CHERRY	Good	
13	21	CHERRY	Good	
14	21	CHERRY	Good	
15	21	CHERRY	Good	
16	18	CHERRY	Good	
17	30	MAPLE	Good	
18	30	MAPLE	Good	
19	18	MAPLE	Good	
20	24	MAPLE	Good	
21	21	MAPLE	Good	X
22	24	MAPLE	Good	
23	24	MAPLE	Good	
24	18	MAPLE	Good	
25	24	MAPLE	Good	
26	18	MAPLE	Good	X
27	30	OAK	Good	X
28	30	OAK	Good	X
29	24	OAK	Good	X
30	30	HACKBERRY	Good	X
31	30	HACKBERRY	Good	X
32	24	OAK	Good	X
33	30	OAK	Good	X
34	21	OAK	Good	X
35	21	OAK	Good	X
36	24	OAK	Good	X
37	24	OAK	Good	X
38	24	HACKBERRY	Good	X
39	24	HACKBERRY	Good	X
40	30	HACKBERRY	Good	X
41	24	HACKBERRY	Good	X
42	24	HACKBERRY	Good	X
43	36	ELM	Good	
44	36	SYCAMORE	Dead	X
45	24	HACKBERRY	Good	X
46	24	CHERRY	Good	X
47	24	HACKBERRY	Good	X
48	18	HACKBERRY	Good	X
49	20	ELM	Good	X
50	18	HACKBERRY	Good	X
51	24	CEDAR	Good	
52	20	CEDAR	Good	
53	24	SUMAC	Good	
54	24	OAK	Good	X
55	24	OAK	Good	X
56	36	OAK	Good	X
57	20	CEDAR	Good	
58	20	HACKBERRY	Good	
59	18	CEDAR	Good	
60	18	CEDAR	Good	
61	30	OAK	Good	
62	22	CEDAR	Good	
63	50	OAK	Good	
64	24	ELM	Good	
65	24	OAK	Good	X
66	20	CEDAR	Good	X
67	24	CEDAR	Good	X
68	28	OAK	Good	X
69	24	OAK	Good	X
70	21	OSAGE ORANGE	Good	X

Tree #	Size	Species	Health	Removed
71	24	CEDAR	Good	X
72	40	OAK	Good	X
73	24	OSAGE ORANGE	Good	X
74	20	OAK	Good	
75	36	HACKBERRY	Good	X
76	52	POPLAR	Good	
77	42	HACKBERRY	Good	
78	24	CEDAR	Poor	X
79	21	ELM	Good	X
80	24	HACKBERRY	Good	X
81	15	HACKBERRY	Good	
82	28	ELM	Good	X
83	24	HACKBERRY	Poor	X
84	24	ELM	Good	X
85	18	HACKBERRY	Good	X
86	18	HACKBERRY	Good	X
87	26	HACKBERRY	Poor	X
88	24	HACKBERRY	Good	X
89	24	HACKBERRY	Good	X
90	20	ELM	Good	X
91	28	ELM	Good	X
92	24	OAK	Good	X
93	18	ASH	Good	X
94	21	HACKBERRY	Good	X
95	21	OAK	Good	X
96	20	HACKBERRY	Good	X
97	18	HACKBERRY	Good	X
98	21	HACKBERRY	Good	X
99	24	HACKBERRY	Good	X
100	30	OAK	Good	X
101	24	HACKBERRY	Good	X
102	20	ELM	Good	X
103	20	HACKBERRY	Good	X
104	20	ELM	Good	X
105	18	HACKBERRY	Good	X
106	21	HACKBERRY	Poor	X
107	21	HACKBERRY	Poor	X
108	24	HACKBERRY	Good	X
109	18	ELM	Good	X
110	24	HACKBERRY	Good	X
111	18	BOXELDER	Good	
112	18	OAK	Good	X
113	24	HACKBERRY	Good	X
114	21	OAK	Good	X
115	18	OAK	Good	X
116	18	HACKBERRY	Good	X
117	36	HACKBERRY	Good	X
118	36	CHERRY	Good	X
119	18	HACKBERRY	Good	X
120	26	OAK	Good	X
121	18	CHERRY	Good	X
122	18	HACKBERRY	Good	X
123	18	HACKBERRY	Good	X
124	18	OAK	Good	X
125	18	HACKBERRY	Good	X
126	18	OAK	Good	X
127	24	HACKBERRY	Good	X
128	18	HACKBERRY	Good	X
129	18	HACKBERRY	Good	X
130	30	OAK	Good	X
131	24	HACKBERRY	Good	X
132	24	ELM	Good	X
133	24	ELM	Good	
134	18	BOXELDER	Good	X
135	24	BOXELDER	Good	X
136	24	HACKBERRY	Good	
137	48	OAK	Good	
138	18	HACKBERRY	Good	
139	18	HACKBERRY	Good	
140	24	OAK	Good	

Tree #	Size	Species	Health	Removed
141	18	HACKBERRY	Good	
142	24	CEDAR	Good	X
143	18	CEDAR	Good	
144	21	CEDAR	Good	
145	18	CEDAR	Good	
146	18	CEDAR	Good	
147	21	CEDAR	Good	
148	21	CEDAR	Good	
149	21	CEDAR	Good	X
150	18	PINE	Good	
151	20	PINE	Good	X
152	24	CEDAR	Good	X
153	18	PINE	Good	X
154	18	CEDAR	Good	X
155	18	CEDAR	Good	
156	18	CEDAR	Good	
157	21	PINE	Good	X
158	21	PINE	Good	X
159	21	CEDAR	Good	X
160	24	CEDAR	Good	X
161	22	CEDAR	Good	
162	18	PINE	Good	X
163	18	PINE	Good	X
164	18	PINE	Good	X
165	18	PINE	Good	X

*NOTE: HEALTH OF TREES TO BE FURTHER EVALUATED PRIOR TO SUBMITTAL OF CONSTRUCTION DRAWINGS PER PHASE

TREE CANOPY



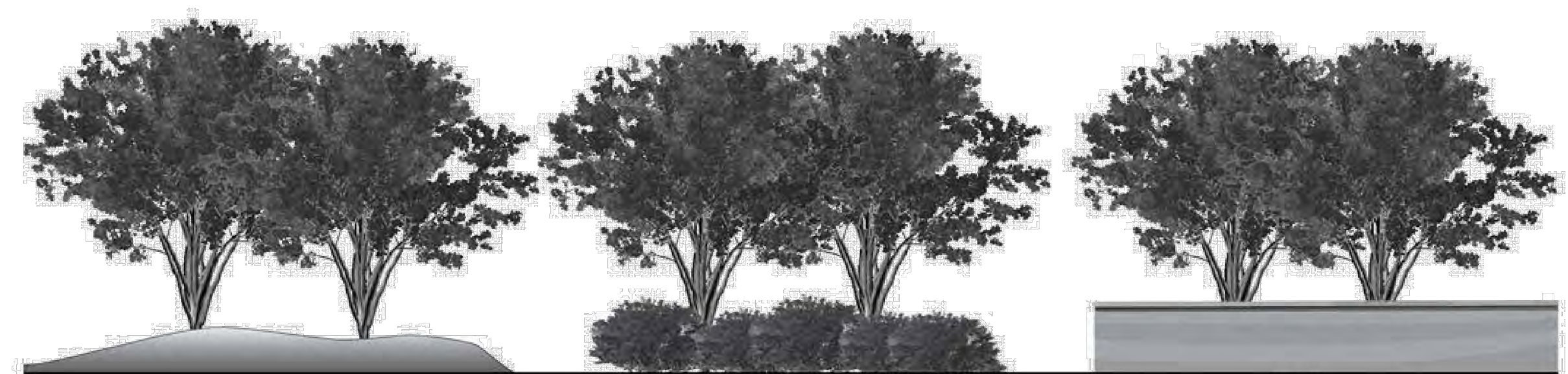
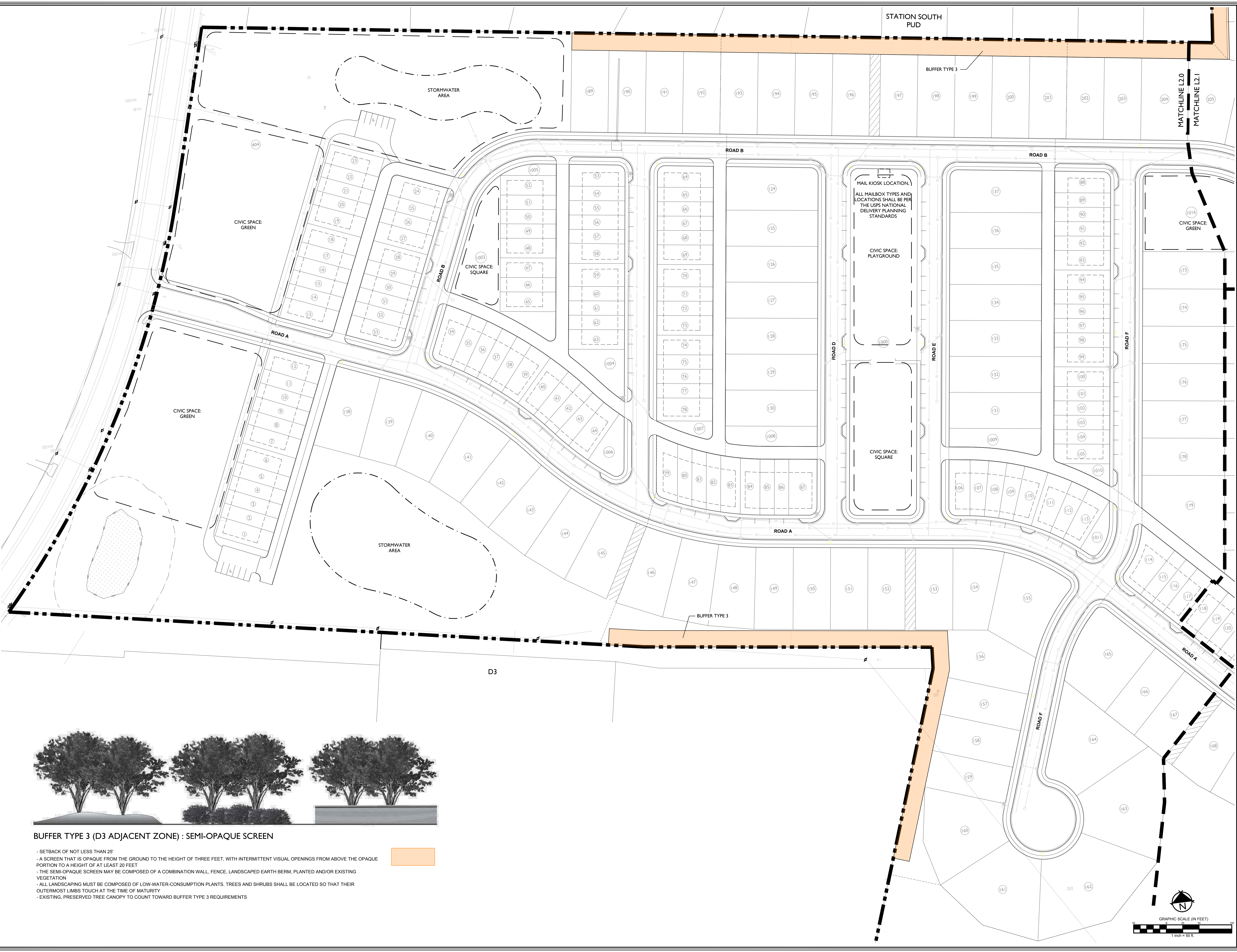
EXISTING TREE COVERAGE: 63.56 AC
SITE PERCENTAGE TREE COVERAGE: 53%
REMOVED TREE CANOPY: 38.30 AC
RETAINED TREE CANOPY: 25.26 AC
(40% OF EXISTING TREE COVERAGE)
SPECIMEN INCHES REMOVED: 2,161
MITIGATED INCHES REQUIRED: 3,241.5
(2,206 IN * 1.5)

TREE MITIGATION NOTES

THE FOLLOWING TREES WILL ACCOUNT FOR TREE REPLACEMENT IN FUTURE CONSTRUCTION PLANS:
- OPEN SPACE TREES
- STREET TREES
- BUFFER CANOPY TREES
- LOT TREES

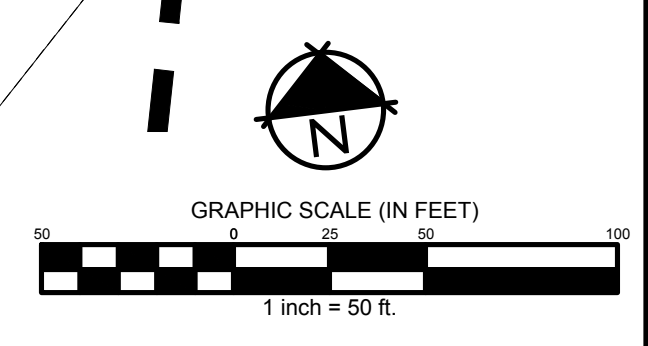


Sheet No.
L.I.1



BUFFER TYPE 3 (D3 ADJACENT ZONE) : SEMI-OPAQUE SCREEN

- SETBACK OF NOT LESS THAN 25'
- A SCREEN THAT IS OPAQUE FROM THE GROUND TO THE HEIGHT OF THREE FEET, WITH INTERMITTENT VISUAL OPENINGS FROM ABOVE THE OPAQUE PORTION TO A HEIGHT OF AT LEAST 20 FEET
- THE SEMI-OPAQUE SCREEN MAY BE COMPOSED OF A COMBINATION WALL, FENCE, LANDSCAPED EARTH BERM, PLANTED AND/OR EXISTING VEGETATION
- ALL LANDSCAPING MUST BE COMPOSED OF LOW-WATER-CONSUMPTION PLANTS. TREES AND SHRUBS SHALL BE LOCATED SO THAT THEIR OUTERMOST LIMBS TOUCH AT THE TIME OF MATURITY
- EXISTING, PRESERVED TREE CANOPY TO COUNT TOWARD BUFFER TYPE 3 REQUIREMENTS



Rev.	Date	Revision Description
1	08/09/21	Staff comments
2	10/11/21	Staff Report recommendations on 8/24/2021



Issue Date: June 28, 2021
 ELL Project No: 15-11-1107.3
 Drafted By: RDP
 Checked By: LCW

Sheet Title:
BUFFER AND OPEN SPACE PLAN

Sheet No.
L2.0

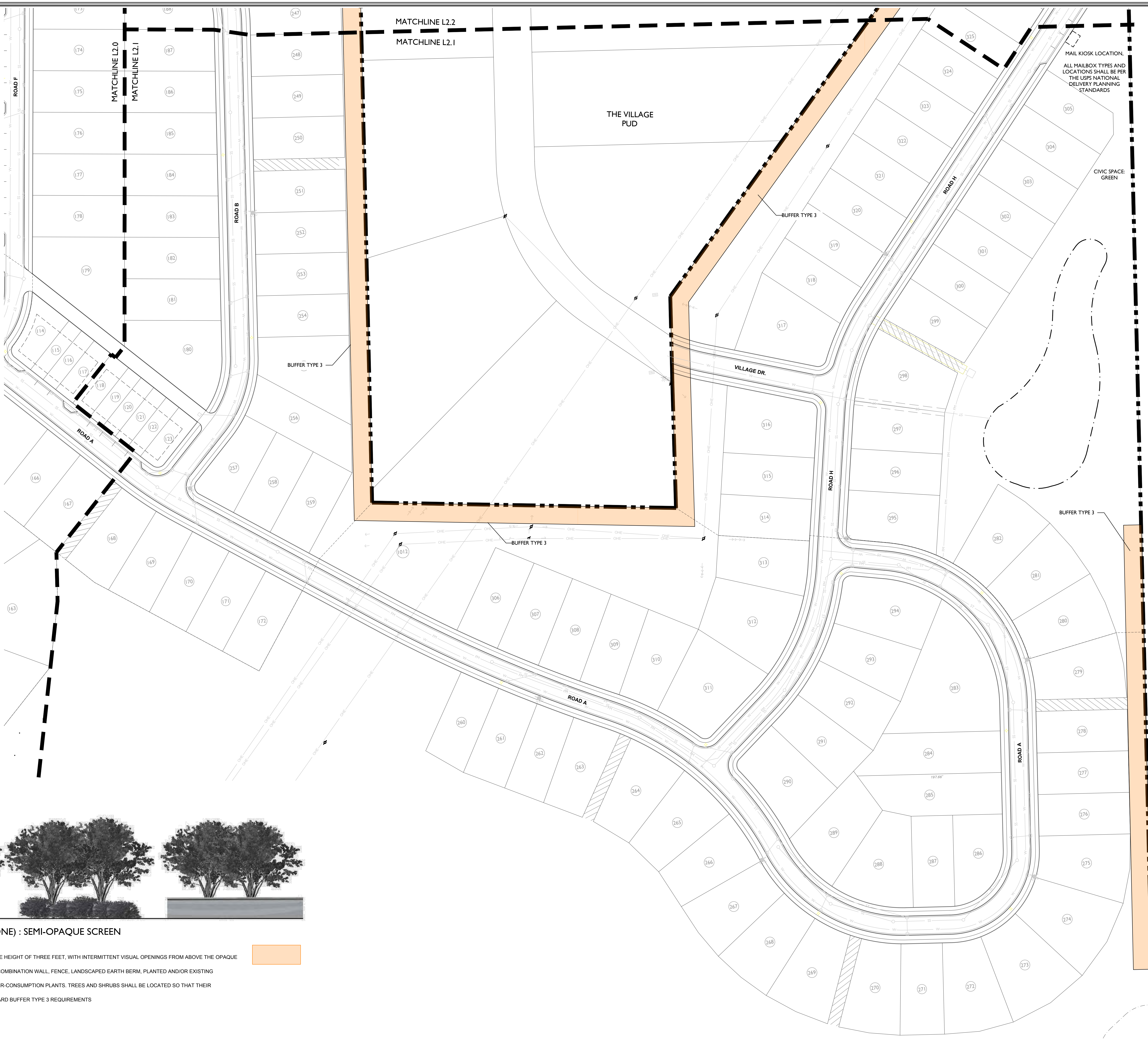
Rev.	Date	Revision Description
1	08/09/21	Staff comments
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Issue Date: June 28, 2021
 ELL Project No: 15-11-1107.3
 Drafted By: RDP
 Checked By: LCW

Sheet Title:
**BUFFER
 AND
 LANDSCAPE
 PLAN**

Sheet No.
L2.1



MAIL KIOSK LOCATION.
 ALL MAILBOX TYPES AND
 LOCATIONS SHALL BE PER
 THE USPS NATIONAL
 DELIVERY PLANNING
 STANDARDS

CIVIC SPACE
 GREEN

BUFFER TYPE 3

BUFFER TYPE 3

BUFFER TYPE 3

BUFFER TYPE 3

THE VILLAGE
 PUD

MATCHLINE L2.2
 MATCHLINE L2.1

MATCHLINE L2.0
 MATCHLINE L2.1

ROAD F

ROAD B

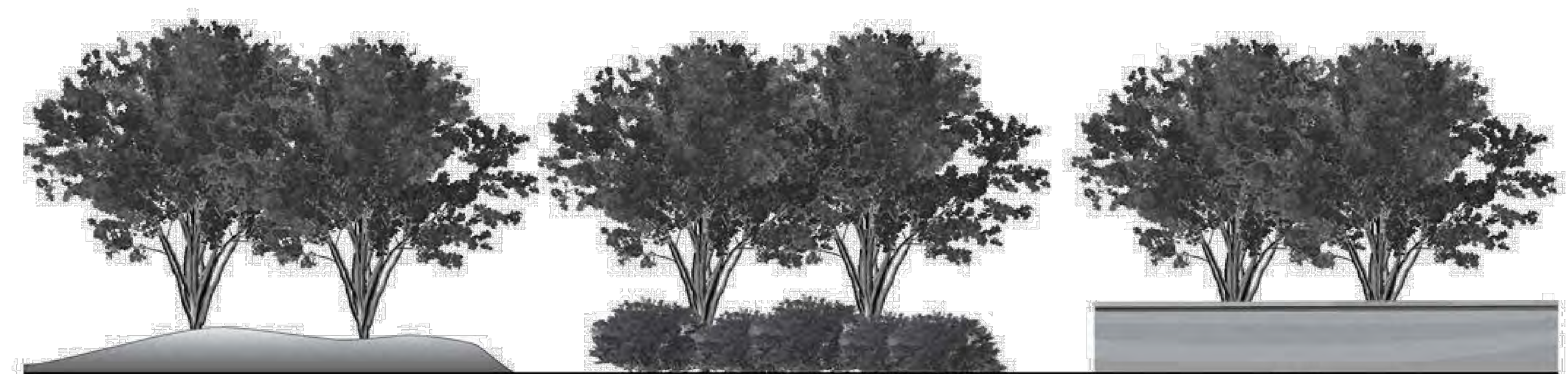
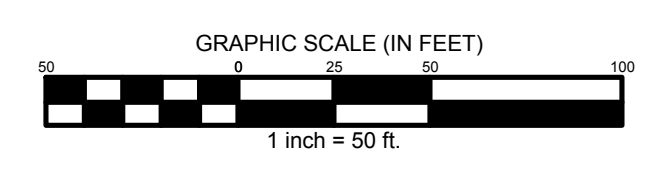
ROAD A

VILLAGE DR.

ROAD H

ROAD A

ROAD A



BUFFER TYPE 3 (D3 ADJACENT ZONE) : SEMI-OPAQUE SCREEN

- SETBACK OF NOT LESS THAN 25'
- A SCREEN THAT IS OPAQUE FROM THE GROUND TO THE HEIGHT OF THREE FEET, WITH INTERMITTENT VISUAL OPENINGS FROM ABOVE THE OPAQUE PORTION TO A HEIGHT OF AT LEAST 20 FEET
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Rev.	Date	Revision Description
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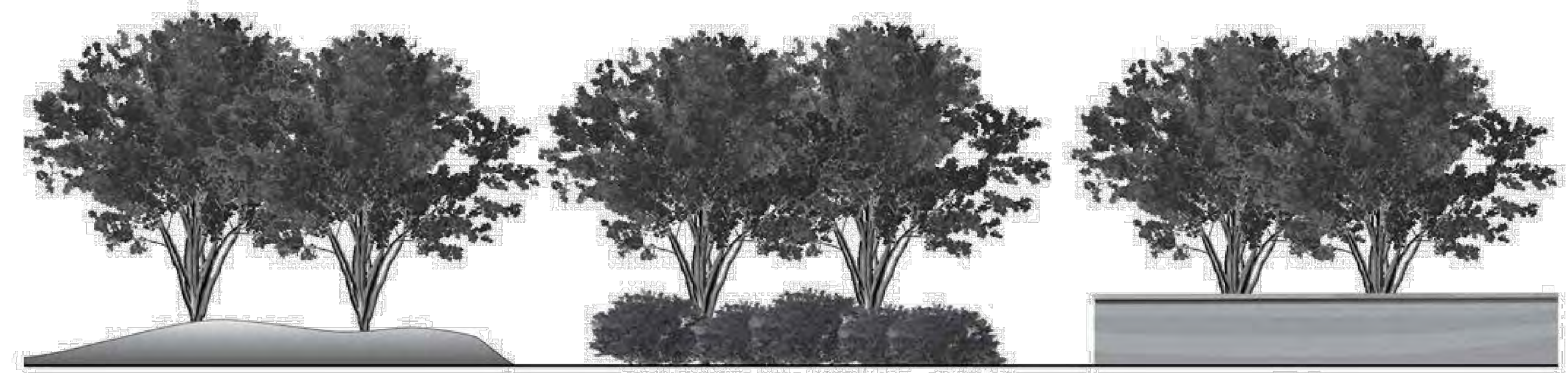
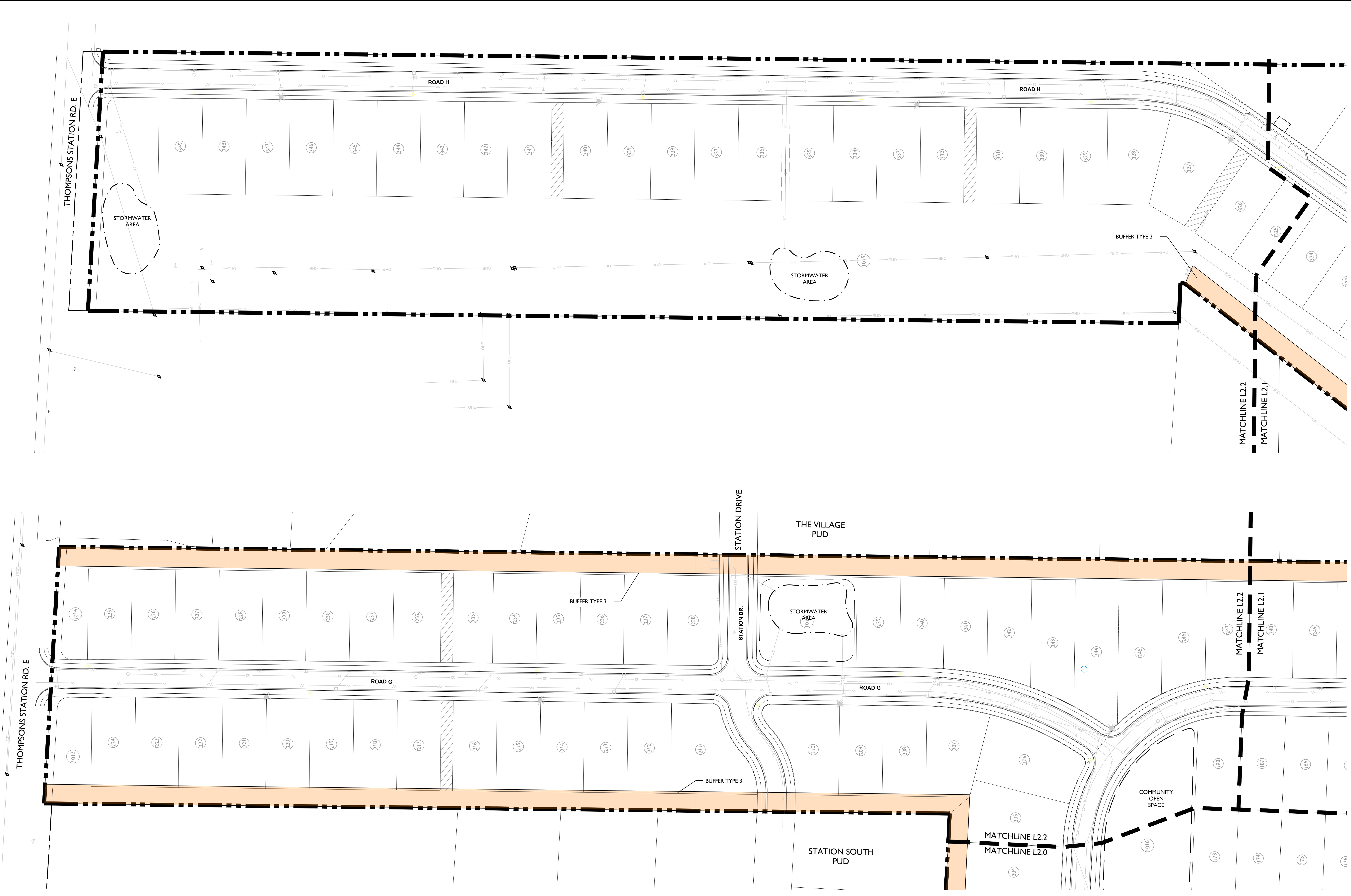
Issue Date: June 28, 2021
 ELL Project No: 15-11-1107.5
 Drafted By: RDP
 Checked By: LCW

Sheet Title:

**BUFFER
 LANDSCAPE
 PLAN**

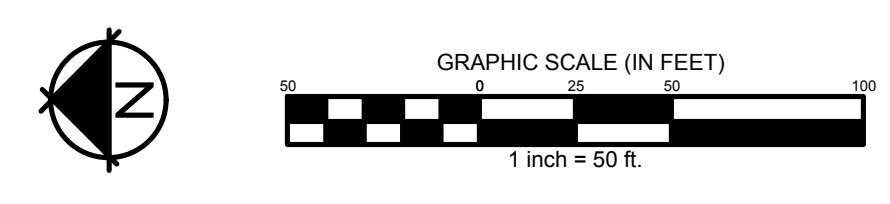
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L2.2



BUFFER TYPE 3 (D3 ADJACENT ZONE) : SEMI-OPAQUE SCREEN

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- ALL LANDSCAPING MUST BE COMPOSED OF LOW-WATER-CONSUMPTION PLANTS. TREES AND SHRUBS SHALL BE LOCATED SO THAT THEIR OUTERMOST LIMBS TOUCH AT THE TIME OF MATURITY
- EXISTING, PRESERVED TREE CANOPY TO COUNT TOWARD BUFFER TYPE 3 REQUIREMENTS



Parson's Valley

Thompson's Station, TN



Alternate A

- Road connectivity to Station South Drive & Village Drive
- Side setback off Thompson's Station Road ranges: 47' - 84'

Allowable Density: 354 units (3 DUA)
Concept Plan Density: 350 units (2.96 DUA)
Alternate A Density: 349 units (2.96 DUA)



N.T.S.

Alternate A

Parson's Valley

Thompson's Station, TN



Alternate B

- Emergency access only to Station South Drive & Village Drive
- Side setback off Thompson's Station Road ranges: 47' - 84'

Allowable Density: 354 units (3 DUA)
Concept Plan Density: 350 units (2.96 DUA)
Alternate B Density: 349 units (2.96 DUA)



Alternate B

Parson's Valley

Thompson's Station, TN



Alternate C

- No road connectivity
- Pedestrian connectivity to Station South Drive & Village Drive
- Side setback off Thompson's Station Road ranges: 47' - 84'

Allowable Density: 354 units (3 DUA)
Concept Plan Density: 350 units (2.96 DUA)
Alternate C Density: 349 units (2.96 DUA)



Alternate C

Parson's Valley

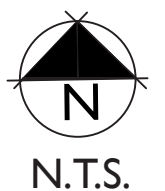
Thompson's Station, TN



Alternate D

- Lot shift to allow larger side setback off Thompson's Station Road: 121'-174'

Allowable Density: 354 units (3 DUA)
Concept Plan Density: 350 units (2.96 DUA)
Alternate D Density: 349 units (2.96 DUA)



Alternate D

Parson's Valley

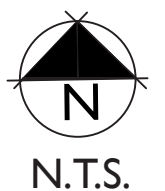
Thompson's Station, TN



Alternate E

- Lot shift to allow larger side setback off Thompson's Station Road: 121'-174'

Allowable Density: 354 units (3 DUA)
Concept Plan Density: 350 units (2.96 DUA)
Alternate E Density: 350 units (2.97 DUA)



Alternate E



September 30, 2021

Khris Pascarella
Pearl Street Partners
205 Powell Place
Brentwood, TN 37027

Project: Parson's Valley Subdivision – Thompson's Station, TN

Subject: Traffic Impact Study (8/6/21) – Updated Counts and Recommendations

Dear Khris,

After receiving the comments/feedback from the August Planning Commission meeting with the Town of Thompson's Station, additional turning movement traffic counts were conducted at the intersections outlined within the previous study. The counts were conducted on a typical weekday in September 2021 while Williamson County Schools were in session. The updated existing traffic volumes are shown on Figure 4.

These existing traffic volumes were then grown utilizing average annual daily traffic (AADT) volumes obtained from a TDOT count station (Williamson 000067) located along Columbia Pike north of Thompson's Station Road. The average yearly percent change in traffic over a six (6) year period from 2013 - 2018 was determined to be 5.12%. Therefore, the traffic counts were grown by +5.12% for six (6) years to represent the 2027 design year (development completion). The updated background traffic volumes are shown on Figure 6.

The generated trips from the proposed development as outlined within the Parson's Valley Subdivision Traffic Impact Study (8/6/21) were then added to the updated background traffic volumes resulting in the 2027 projected traffic volumes as shown on Figure 9. These volumes were then used to determine if any underlying inefficiencies were present and to alleviate any concerns associated with the construction of the proposed development and increased traffic volumes at the study intersections.

Major-road approach geometric warrants were performed based on Figures 2-5 and 2-6, respectively, in the NCHRP Report 457 – Evaluating Intersection Improvements: An Engineering Study Guide and projected traffic volumes. Minor-road approach geometric warrants were performed based on Figure 2-4 in the NCHRP Report 457 – Evaluating Intersection Improvements: An Engineering Study Guide and projected traffic volumes. The results of the analyses are shown below.

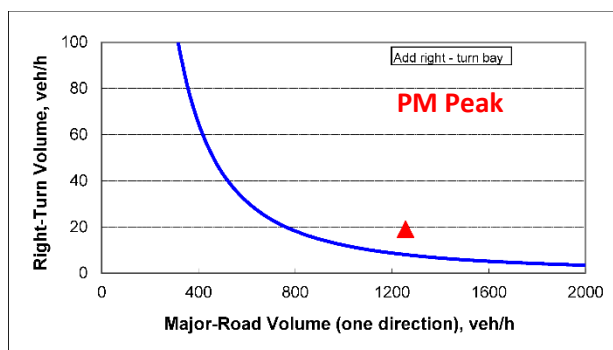
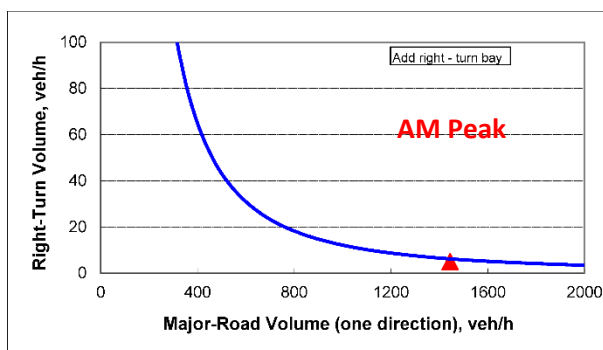


Columbia Pike and Site Access 1

Major-Road Approach Geometry, NBR Columbia Pike at Site Access 1

Variable	AM Peak	PM Peak
Major-road speed, mph:	45	45
Major-road volume (one direction), veh/h:	1444	1256
Major-road right-turn volume, veh/h:	5	19
Limiting right-turn volume, veh/h:	6	8
Right-turn Bay warranted:	NO	YES

Source: NCHRP Report 457: Evaluating Intersection Improvements: An Engineering Study Guide

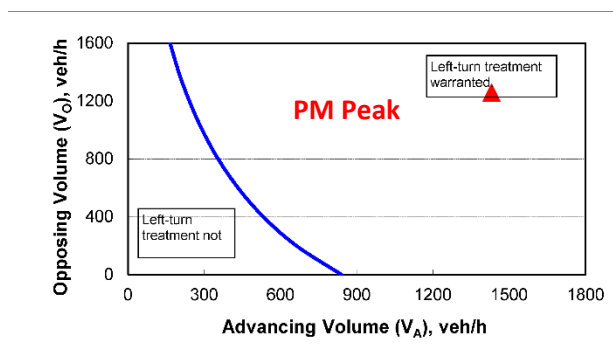
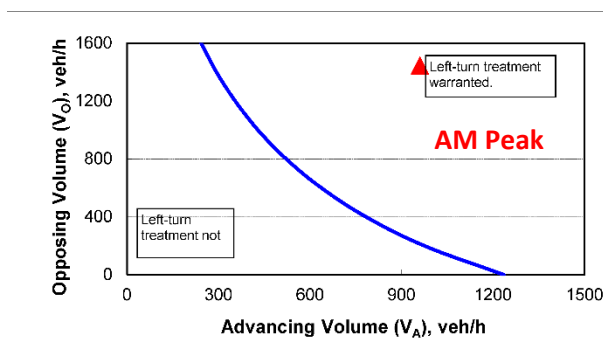


As shown in the table above and the corresponding graphs, it was determined that a northbound right-turn lane is warranted along Columbia Pike at its intersection with Site Access 1 during the PM peak hour period with projected traffic volumes.

Major-Road Approach Geometry, SBL Columbia Pike at Site Access 1

Variable	AM Peak	PM Peak
85 th percentile speed, mph:	45	45
Percent of left-turns in advancing volume (V_A), %:	2%	4%
Advancing volume (V_A), veh/h:	960	1430
Opposing volume (V_O), veh/h:	1444	1256
Limiting advancing volume (V_A), veh/h:	281	228
Left-turn Bay warranted:	YES	YES

Source: NCHRP Report 457: Evaluating Intersection Improvements: An Engineering Study Guide

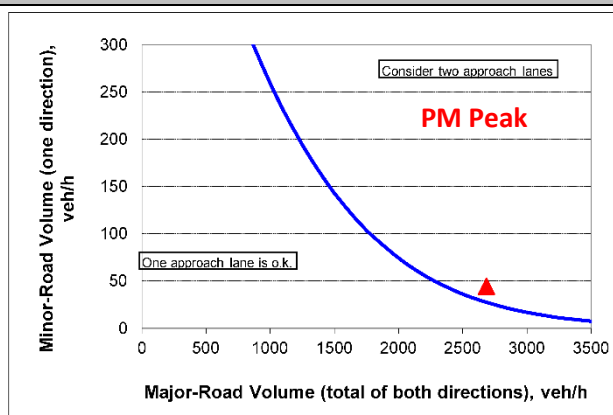
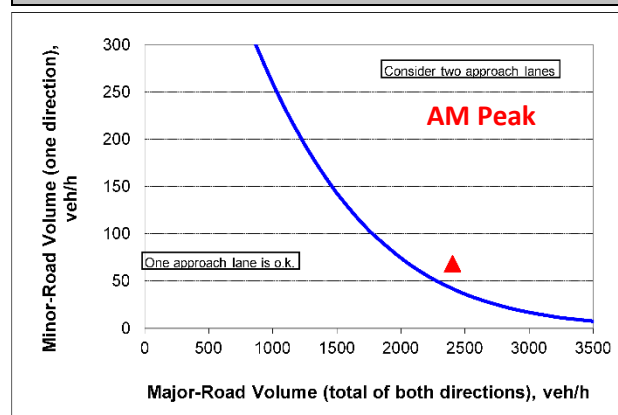




As shown in the table above and the corresponding graphs, it was determined that a southbound left-turn lane is warranted along Columbia Pike at its intersection with Site Access 1 during both AM and PM peak hours with projected traffic volumes.

Minor-Road Approach Geometry, WBR Site Access 1 at Columbia Pike

Variable	AM Peak	PM Peak
Major-road volume (total both directions), veh/h:	2404	2686
Percentage of right-turns on minor road, %:	75%	75%
Minor-road volume (one direction), veh/h:	68	44
Limiting minor-road volume (one direction), veh/h:	48	27
Right-turn Bay warranted:	Consider Two (2) approach lanes	Consider Two (2) approach lanes
Source: NCHRP Report 457: Evaluating Intersection Improvements: An Engineering Study Guide		



As shown in the table above and the corresponding graphs, it was determined that two (2) exclusive lanes for left-turning and right-turning movements is warranted along Site Access 1 at its intersection with Columbia Pike during the peak hour periods with projected traffic volumes.

It was determined that the southbound approach of Columbia Pike at its intersection with the proposed Site Access 1 will warrant one (1) exclusive lane for left-turning movements with projected traffic volumes. Furthermore, it was determined that the northbound approach of Columbia Pike at its intersection with the proposed Site Access 1 will warrant one (1) exclusive lane for right-turning movements with projected traffic volumes. Lastly, it was determined that the westbound approach of the proposed Site Access 1 at its intersection with Columbia Pike will warrant two (2) exclusive lanes for left-turning and right-turning movements with projected traffic volumes. The development has already shown a westbound right-turn lane along Site Access 1 on the previously submitted Site Plan based on comments received from the Town of Thompson’s Station.

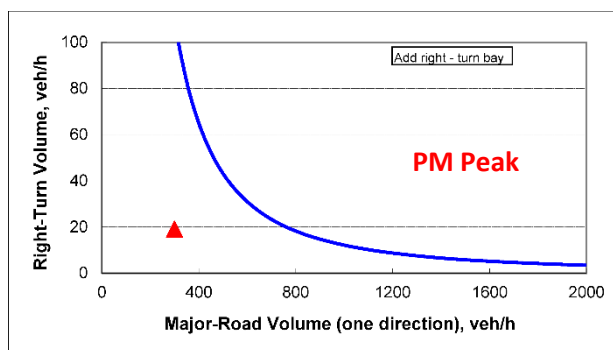
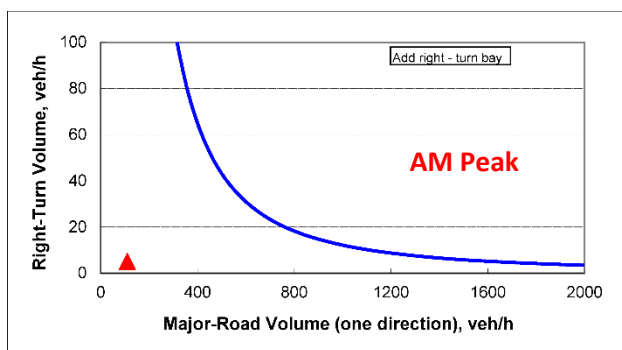


Thompson’s Station Road and Site Access 2

Major-Road Approach Geometry, EBR Thompson’s Station Road at Site Access 2

Variable	AM Peak	PM Peak
Major-road speed, mph:	45	45
Major-road volume (one direction), veh/h:	110	300
Major-road right-turn volume, veh/h:	5	19
Limiting right-turn volume, veh/h:	692	110
Right-turn Bay warranted:	NO	NO

Source: NCHRP Report 457: Evaluating Intersection Improvements: An Engineering Study Guide

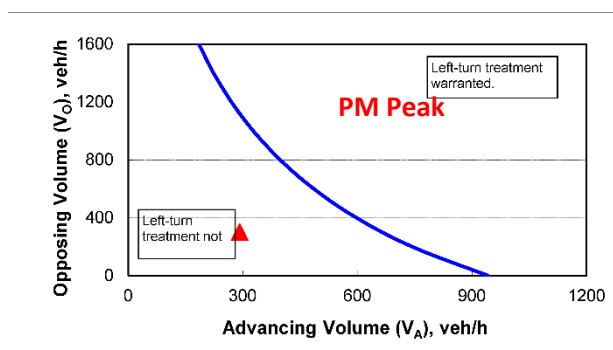
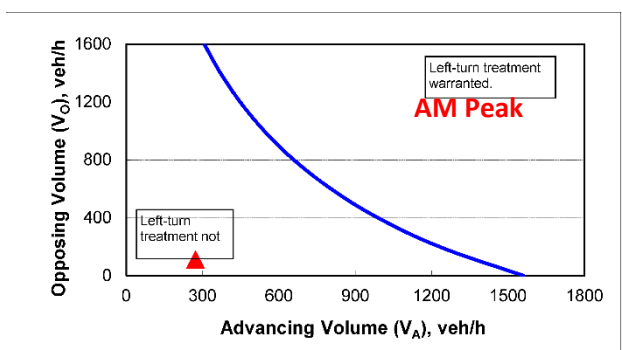


As shown in the table above and the corresponding graphs, it was determined that an eastbound right-turn lane is not warranted along Thompson’s Station Road at its intersection with Site Access 2 during either peak hour period with projected traffic volumes.

Major-Road Approach Geometry, WBL Thompson’s Station Road at Site Access 2

Variable	AM Peak	PM Peak
85 th percentile speed, mph:	45	45
Percent of left-turns in advancing volume (V_A), %:	1%	3%
Advancing volume (V_A), veh/h:	272	292
Opposing volume (V_O), veh/h:	110	300
Limiting advancing volume (V_A), veh/h:	1364	665
Left-turn Bay warranted:	NO	NO

Source: NCHRP Report 457: Evaluating Intersection Improvements: An Engineering Study Guide

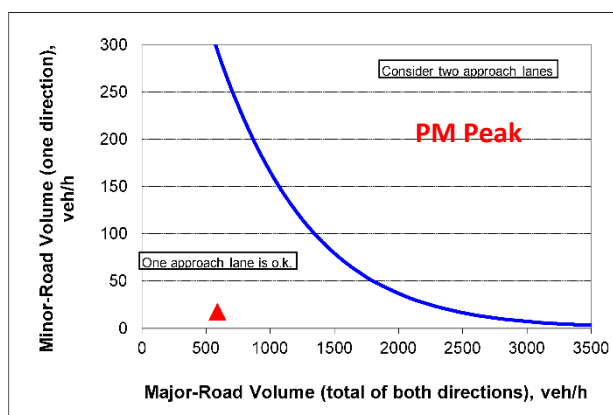
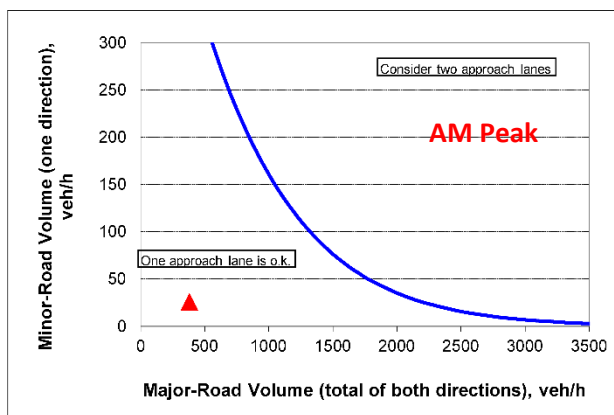




As shown in the table above and the corresponding graphs, it was determined that a westbound left-turn lane is not warranted along Thompson’s Station Road at its intersection with Site Access 2 during either peak hour period with projected traffic volumes.

Minor-Road Approach Geometry, NBR Site Access 2 at Thompson’s Station Road

Variable	AM Peak	PM Peak
Major-road volume (total both directions), veh/h:	382	592
Percentage of right-turns on minor road, %:	32%	35%
Minor-road volume (one direction), veh/h:	25	17
Limiting minor-road volume (one direction), veh/h:	380	292
Right-turn Bay warranted:	One (1) approach lane is sufficient	One (1) approach lane is sufficient
Source: NCHRP Report 457: Evaluating Intersection Improvements: An Engineering Study Guide		



As shown in the table above and the corresponding graphs, it was determined that one (1) shared lane for left-turning and right-turning movements is sufficient along Site Access 2 at its intersection with Thompson’s Station Road during the peak hour periods with projected traffic volumes.

It was determined that one (1) shared lane for left-turning and right-turning movements is sufficient along the northbound approach of the proposed Site Access 2 at its intersection with Thompson’s Station Road with projected traffic volumes.

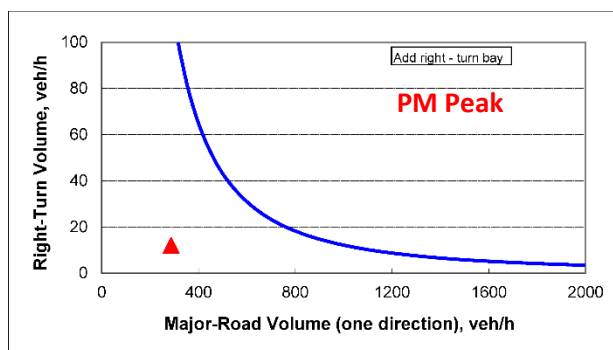
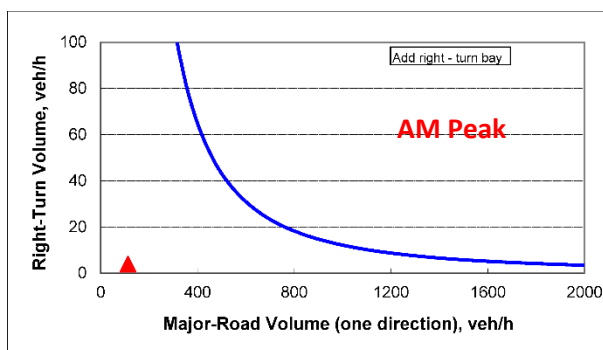


Thompson’s Station Road and Village Drive

Major-Road Approach Geometry, EBR Thompson’s Station Road at Village Drive

Variable	AM Peak	PM Peak
Major-road speed, mph:	45	45
Major-road volume (one direction), veh/h:	113	287
Major-road right-turn volume, veh/h:	4	12
Limiting right-turn volume, veh/h:	659	119
Right-turn Bay warranted:	NO	NO

Source: NCHRP Report 457: Evaluating Intersection Improvements: An Engineering Study Guide

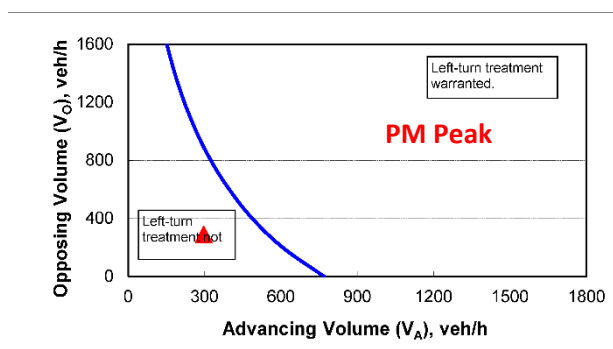
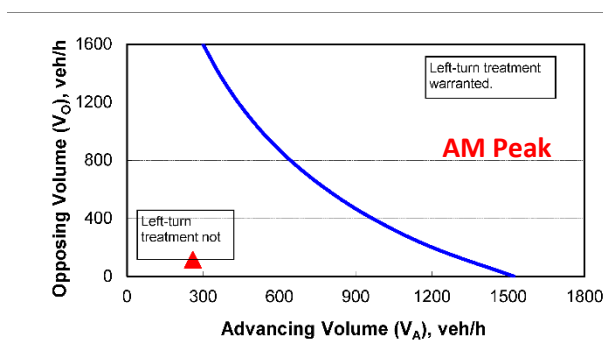


As shown in the table above and the corresponding graphs, it was determined that an eastbound right-turn lane is not warranted along Thompson’s Station Road at its intersection with Village Drive during either peak hour period with projected traffic volumes.

Major-Road Approach Geometry, WBL Thompson’s Station Road at Village Drive

Variable	AM Peak	PM Peak
85 th percentile speed, mph:	45	45
Percent of left-turns in advancing volume (V_A), %:	1%	5%
Advancing volume (V_A), veh/h:	259	297
Opposing volume (V_O), veh/h:	113	287
Limiting advancing volume (V_A), veh/h:	1000+	550
Left-turn Bay warranted:	NO	NO

Source: NCHRP Report 457: Evaluating Intersection Improvements: An Engineering Study Guide

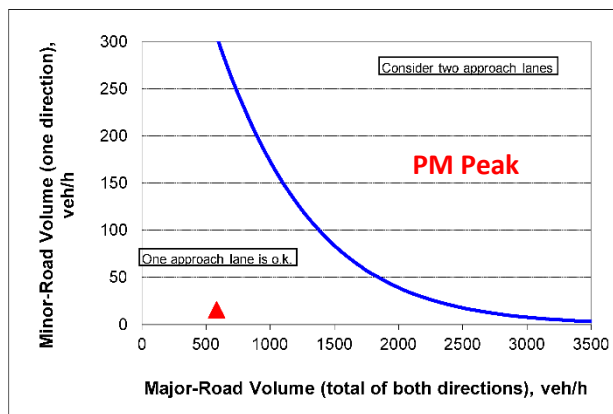
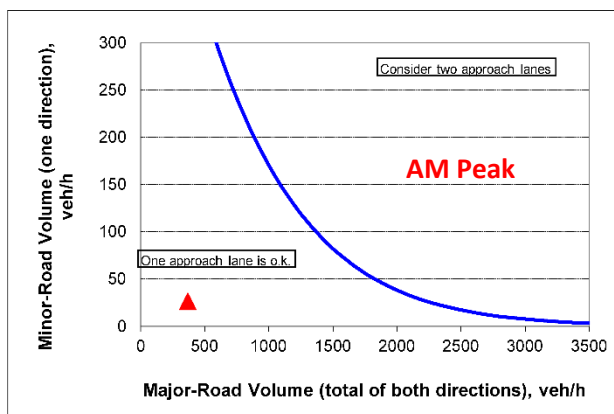




As shown in the table above and the corresponding graphs, it was determined that a westbound left-turn lane is not warranted along Thompson’s Station Road at its intersection with Village Drive during either peak hour period with projected traffic volumes.

Minor-Road Approach Geometry, NBR Village Drive at Thompson’s Station Road

Variable	AM Peak	PM Peak
Major-road volume (total both directions), veh/h:	372	584
Percentage of right-turns on minor road, %:	38%	40%
Minor-road volume (one direction), veh/h:	26	15
Limiting minor-road volume (one direction), veh/h:	399	305
Right-turn Bay warranted:	One (1) approach lane is sufficient	One (1) approach lane is sufficient
Source: NCHRP Report 457: Evaluating Intersection Improvements: An Engineering Study Guide		



As shown in the table above and the corresponding graphs, it was determined that one (1) shared lane for left-turning and right-turning movements is sufficient along Village Drive at its intersection with Thompson’s Station Road during the peak hour periods with projected traffic volumes.

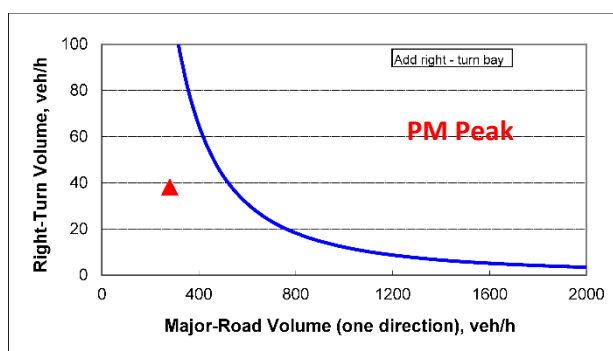
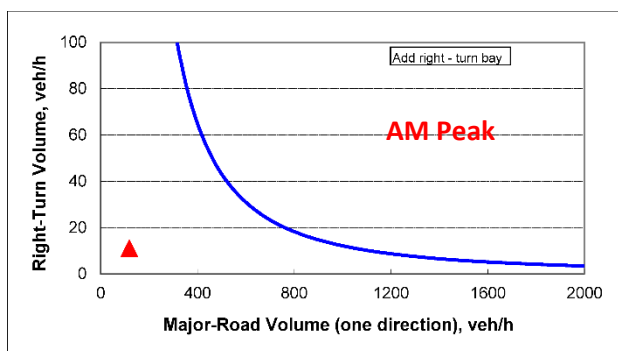


Thompson’s Station Road and Site Access 3

Major-Road Approach Geometry, EBR Thompson’s Station Road at Site Access 3

Variable	AM Peak	PM Peak
Major-road speed, mph:	45	45
Major-road volume (one direction), veh/h:	119	281
Major-road right-turn volume, veh/h:	11	38
Limiting right-turn volume, veh/h:	599	124
Right-turn Bay warranted:	NO	NO

Source: NCHRP Report 457: Evaluating Intersection Improvements: An Engineering Study Guide

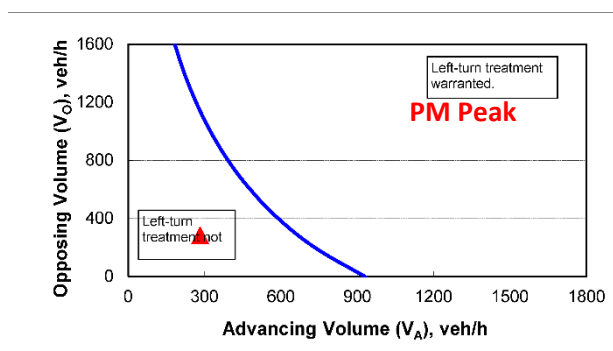
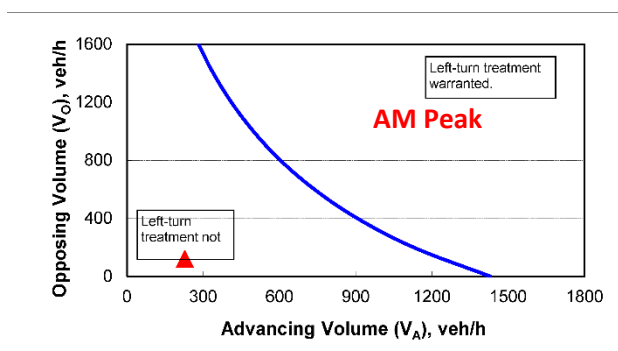


As shown in the table above and the corresponding graphs, it was determined that an eastbound right-turn lane is not warranted along Thompson’s Station Road at its intersection with Site Access 3 during either peak hour period with projected traffic volumes.

Major-Road Approach Geometry, WBL Thompson’s Station Road at Site Access 3

Variable	AM Peak	PM Peak
85 th percentile speed, mph:	45	45
Percent of left-turns in advancing volume (V_A), %:	1%	3%
Advancing volume (V_A), veh/h:	228	283
Opposing volume (V_O), veh/h:	119	281
Limiting advancing volume (V_A), veh/h:	1000+	669
Left-turn Bay warranted:	NO	NO

Source: NCHRP Report 457: Evaluating Intersection Improvements: An Engineering Study Guide



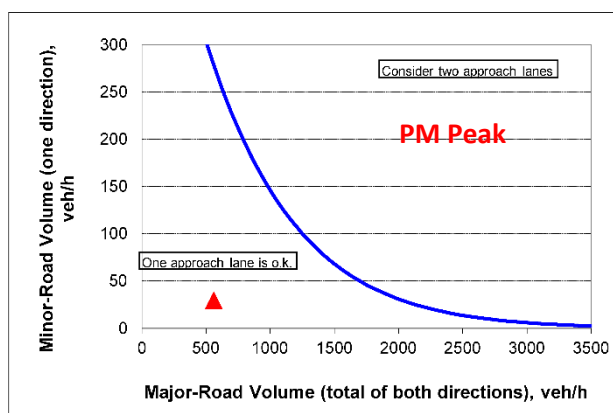
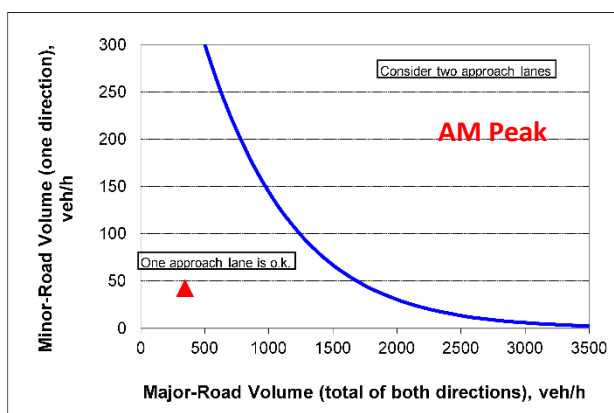


As shown in the table above and the corresponding graphs, it was determined that a westbound left-turn lane is not warranted along Thompson’s Station Road at its intersection with Site Access 3 during either peak hour period with projected traffic volumes.

Minor-Road Approach Geometry, NB Site Access 3 at Thompson’s Station Road

Variable	AM Peak	PM Peak
Major-road volume (total both directions), veh/h:	347	564
Percentage of right-turns on minor road, %:	19%	21%
Minor-road volume (one direction), veh/h:	42	29
Limiting minor-road volume (one direction), veh/h:	374	277
Right-turn Bay warranted:	One (1) approach lane is sufficient	One (1) approach lane is sufficient

Source: NCHRP Report 457: Evaluating Intersection Improvements: An Engineering Study Guide



As shown in the table above and the corresponding graphs, it was determined that one (1) shared lane for left-turning and right-turning movements is sufficient along Site Access 3 at its intersection with Thompson’s Station Road during the peak hour periods with projected traffic volumes.

It was determined that one (1) shared lane for left-turning and right-turning movements is sufficient along the northbound approach of the proposed Site Access 3 at its intersection with Thompson’s Station Road with projected traffic volumes.

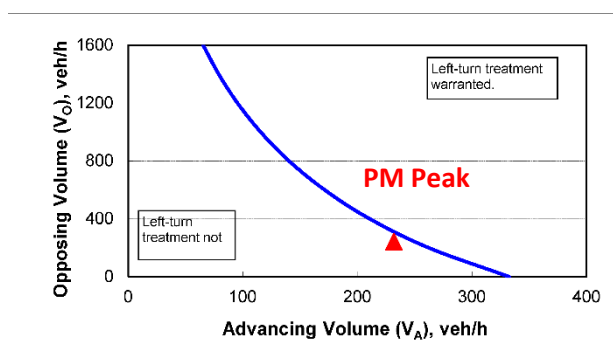
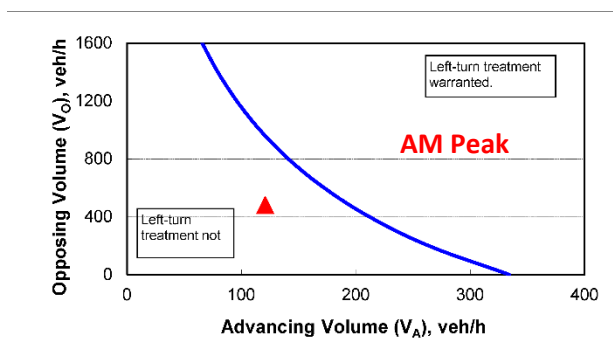


Thompson’s Station Road and Clayton Arnold Road

Major-Road Approach Geometry, EBL Thompson’s Station Road at Clayton Arnold Road

Variable	AM Peak	PM Peak
85 th percentile speed, mph:	45	45
Percent of left-turns in advancing volume (V_A), %:	39%	40%
Advancing volume (V_A), veh/h:	121	232
Opposing volume (V_O), veh/h:	480	242
Limiting advancing volume (V_A), veh/h:	195	250
Left-turn Bay warranted:	NO	NO

Source: NCHRP Report 457: Evaluating Intersection Improvements: An Engineering Study Guide



As shown in the table above and the corresponding graphs, it was determined that an eastbound left-turn lane is not warranted along Thompson’s Station Road at its intersection with Clayton Arnold Road during either peak hour period with projected traffic volumes.

Recommendations

The following improvements are recommended for the Parson’s Valley Subdivision based on the findings presented within the Traffic Impact Study (TIS).

Improvement Recommendations for the Parson’s Valley Subdivision

Thompson’s Station Road and Columbia Pike

- Optimize the signal timings at the intersection of Thompson’s Station Road and Columbia Pike to accommodate for the increase due to projected traffic volumes.

Thompson’s Station Road and Village Drive

- No improvements are recommended for this intersection as part of the construction of the Parson’s Valley Subdivision.



Thompson's Station Road and Clayton Arnold Road

- No improvements are recommended for this intersection as part of the construction of the Parson's Valley Subdivision.

Columbia Pike and Site Access 1

- Construct Site Access 1 along Columbia Pike with one (1) inbound lane and two (2) outbound lanes operating under a stop condition for Columbia Pike according to MUTCD, AASHTO, TDOT, and Town of Thompson's Station standards.
- Construct one (1) exclusive left-turn lane along the southbound approach of Columbia Pike at its intersection with the proposed Site Access 1. The left-turn lane shall provide fifty (50) feet of storage and taper lengths according to MUTCD, AASHTO, TDOT, and Town of Thompson's Station standards.
- Construct one (1) exclusive right-turn lane on the northbound approach of Columbia Pike at its intersection with the proposed Site Access 1. The right-turn lane shall provide fifty (50) feet of storage and taper lengths according to MUTCD, AASHTO, TDOT, and Town of Thompson's Station standards.
- All radii for the proposed access shall be designed via coordination with the Town of Thompson's Station to accommodate the largest turning vehicle requirements that will service the development according to MUTCD, AASHTO, TDOT, and Town of Thompson's Station standards.
- Ensure the departure sight distance triangles for all driveways, internal intersections, and site access intersections are designed to be clear of all sight obstructions (including vegetation) as specified by AASHTO. The design of proposed internal roadway system should be completed according to MUTCD, AASHTO, TDOT, and Town of Thompson's Station standards.

Thompson's Station Road and Site Access 2

- Construct Site Access 2 along Thompson's Station Road with one (1) inbound lane and one (1) outbound lane operating under a stop condition for Thompson's Station Road according to MUTCD, AASHTO, TDOT, and Town of Thompson's Station standards.
- All radii for the proposed access shall be designed via coordination with the Town of Thompson's Station to accommodate the largest turning vehicle requirements that will service the development according to MUTCD, AASHTO, TDOT, and Town of Thompson's Station standards.
- Ensure the departure sight distance triangles for all driveways, internal intersections, and site access intersections are designed to be clear of all sight obstructions (including vegetation) as specified by AASHTO. The design of proposed internal roadway system should be completed according to MUTCD, AASHTO, TDOT, and Town of Thompson's Station standards.



Thompson's Station Road and Site Access 3

- Construct Site Access 3 along Thompson's Station Road with one (1) inbound lane and one (1) outbound lane operating under a stop condition for Thompson's Station Road according to MUTCD, AASHTO, TDOT, and Town of Thompson's Station standards.
- All radii for the proposed access shall be designed via coordination with the Town of Thompson's Station to accommodate the largest turning vehicle requirements that will service the development according to MUTCD, AASHTO, TDOT, and Town of Thompson's Station standards.
- Ensure the departure sight distance triangles for all driveways, internal intersections, and site access intersections are designed to be clear of all sight obstructions (including vegetation) as specified by AASHTO. The design of proposed internal roadway system should be completed according to MUTCD, AASHTO, TDOT, and Town of Thompson's Station standards.

Please let me know if you have any questions, comments, or concerns.

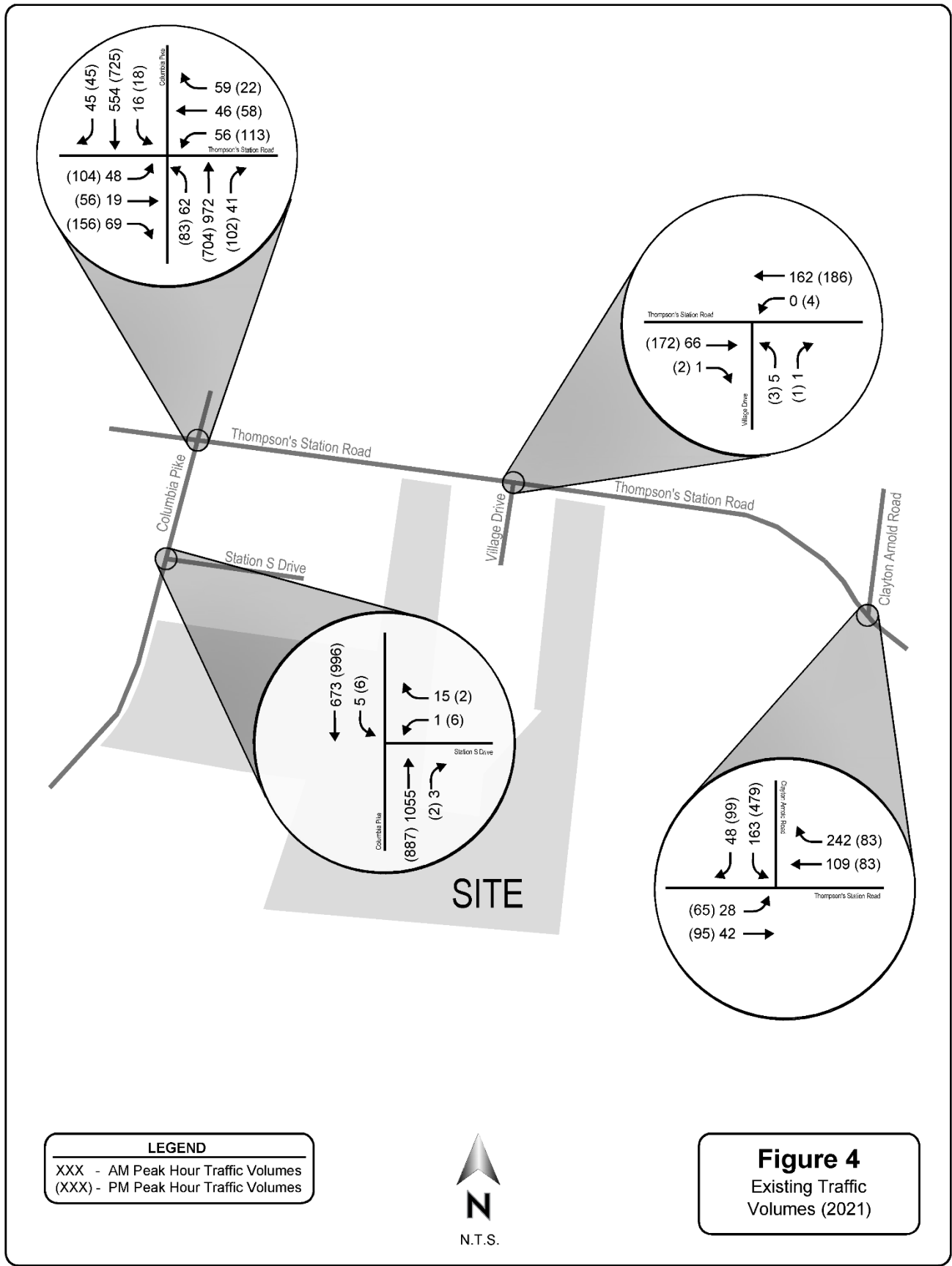
Sincerely,

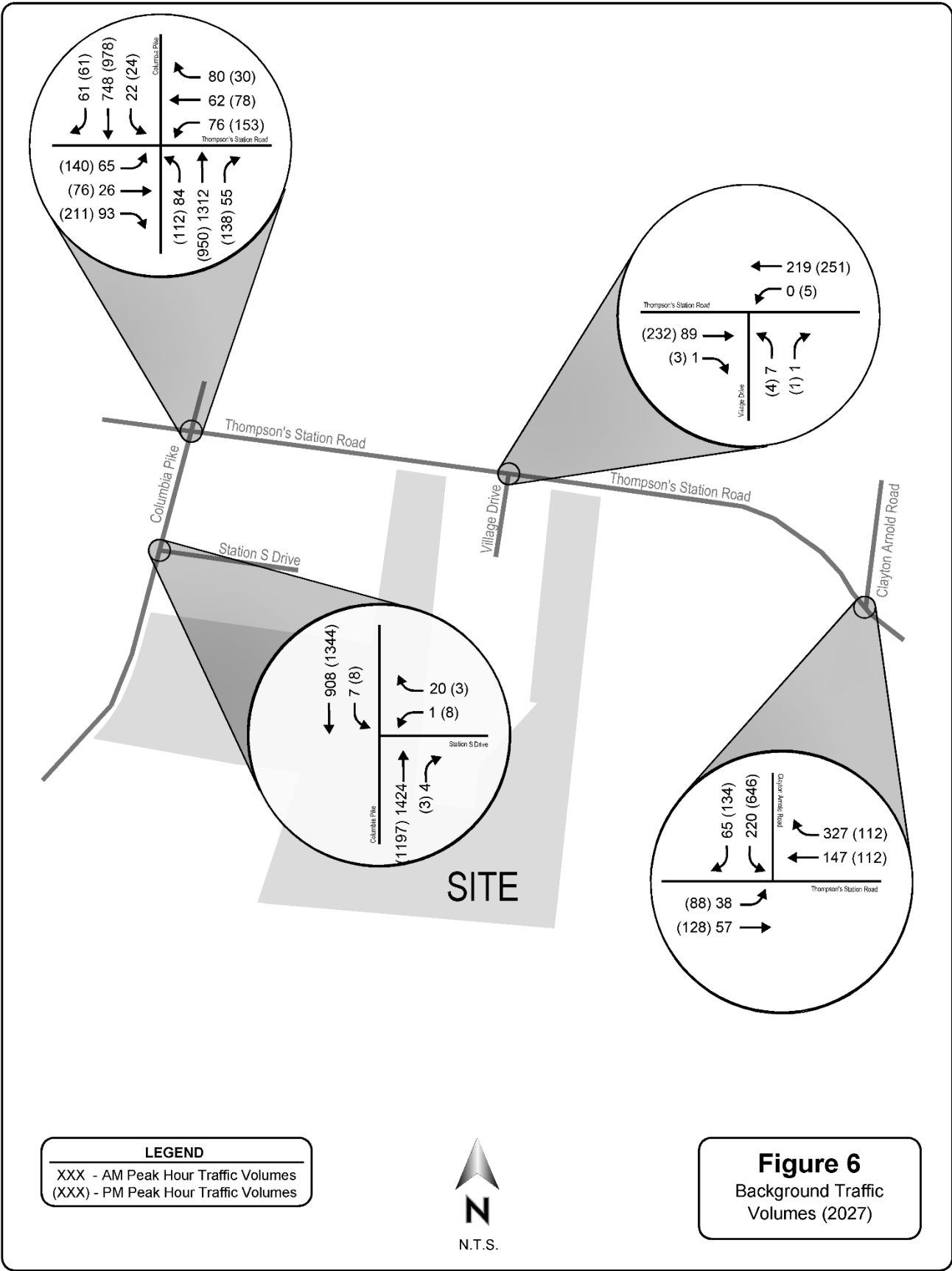
Date: September 30, 2021

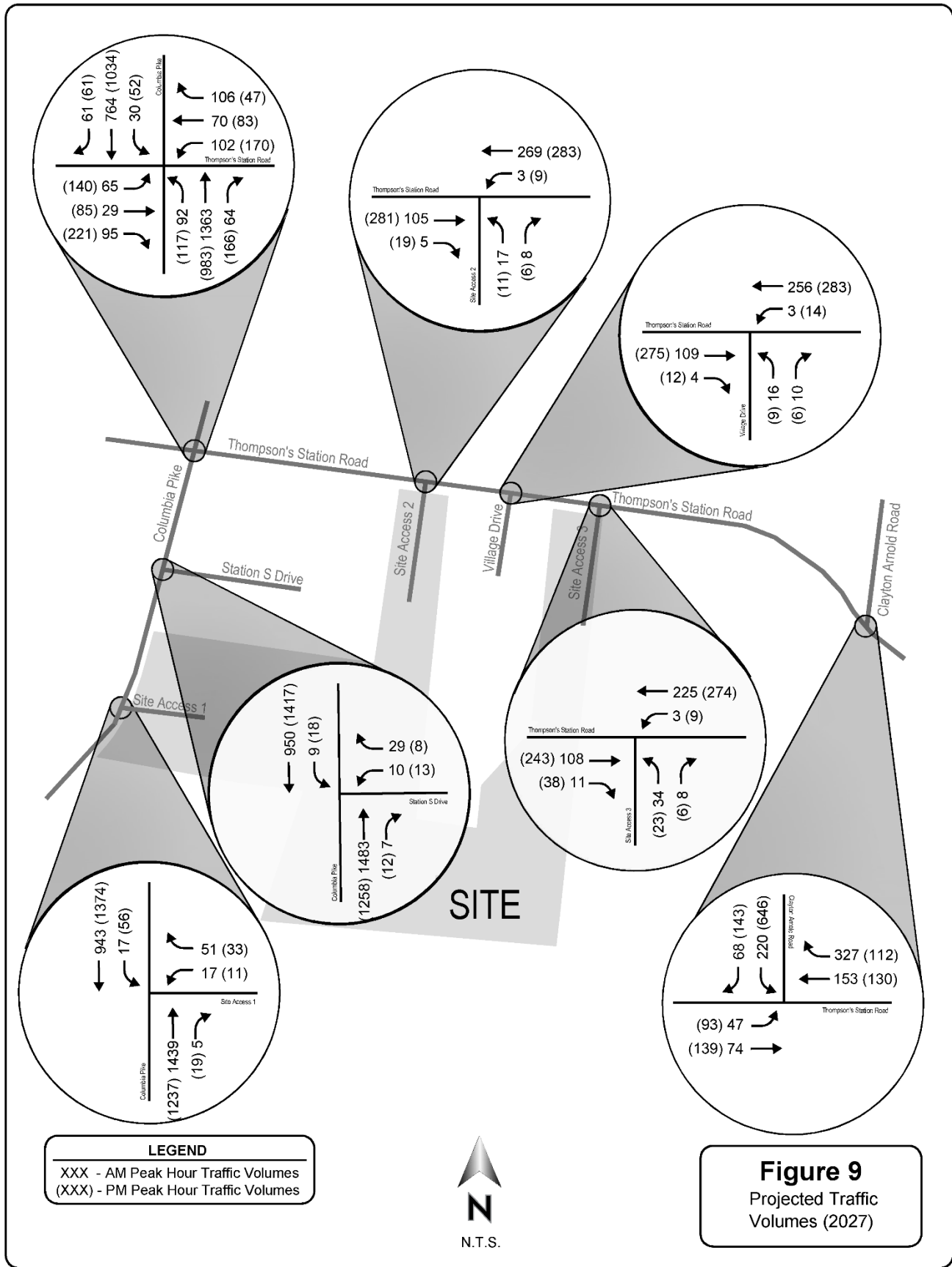
Blake A. Turner, P.E.
Principal-Vice President
T-Square Engineering, Inc.



9/30/21







Thompson's Station Planning Commission
Staff Report
September 28, 2021

Item 2: Site Plan review for a 7,500 square foot commercial building and a 2,800 square foot commercial building located at 991 Elliston Way within the Tollgate Village neighborhood.

REQUEST

The applicant requests site plan approval for the development two commercial buildings within the Neighborhood Commercial (NC) zoning district in the community of Tollgate Village.

This request was referred back to the DRC for additional review by the Planning Commission at the September 28, 2021, meeting. The DRC will review this item at their October 20, 2021 meeting. An update will be provided by Staff since the meeting occurs after the distribution of the TSPC Packets.

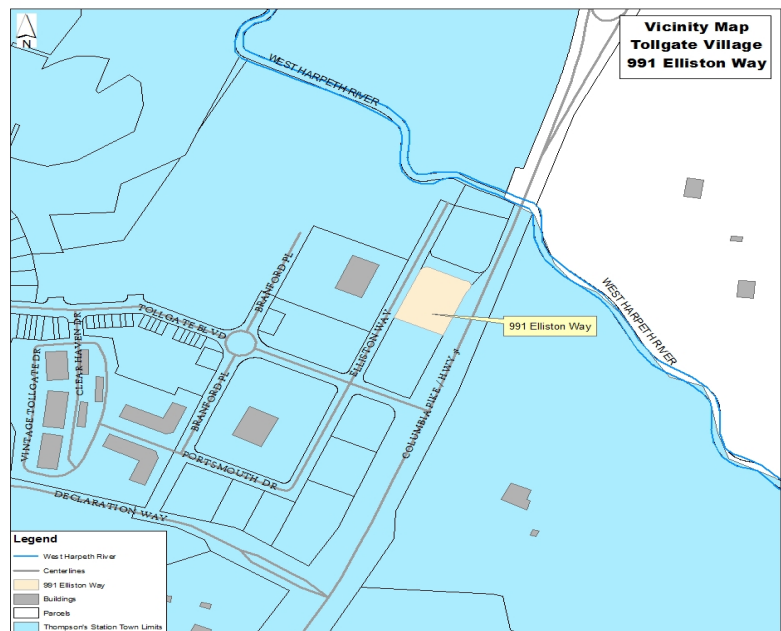
ANALYSIS

Updates since the September Planning Commission Deferral

The applicant has revised the architectural elevations of both buildings as part of this resubmittal to the DRC. The urgent care building is now proposed as 2,800 square feet, which is a reduction from the original submittal. Both buildings are brick and include metal canopies along portions of the primary elevations. Overall, the presented design achieves the Town-wide Design Principles of Character, Compatibility, and Views. Additionally, the design for these two buildings generally satisfies with Design Guidelines goals for Commercial, Mixed Use, and Multi-family of Livability, Context, Harmony, and Durability. The site meeting the minimum standards of the Land Development Ordinance, as well.

Project Description

The project site consists of one parcel on 1.21 acres and is located along east side of Elliston Way with additional frontage on both Columbia Pike and unnamed Road. The project site is within the undeveloped commercial portion of Tollgate Village, which has been previously graded. As noted, this parcel is bordered by three roadways, creating design challenges for the site with, in effect, three front yards. The site will be accessed from Elliston Way. Sewer taps were previously allocated to this Section of Tollgate upon approval of the final plat.



The site is required to meet the minimum requirements of the Land Development Ordinance (LDO) and show general conformity with the Design Guidelines.

The color elevations and overall site plan are shown, below.

Building 1 consists of a one-story commercial building with a proposed use of autism therapy center consisting of a 7,500 square foot building with a small exterior play area.

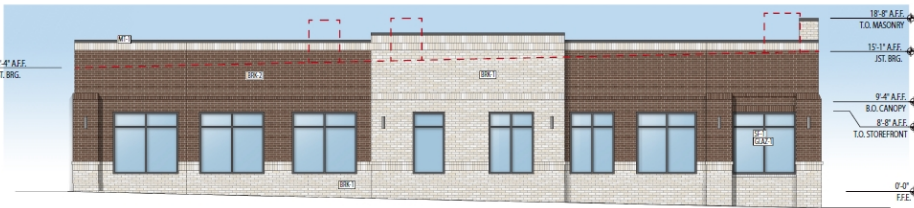


Building 1- 7,500 square feet commercial use (Therapy Center)

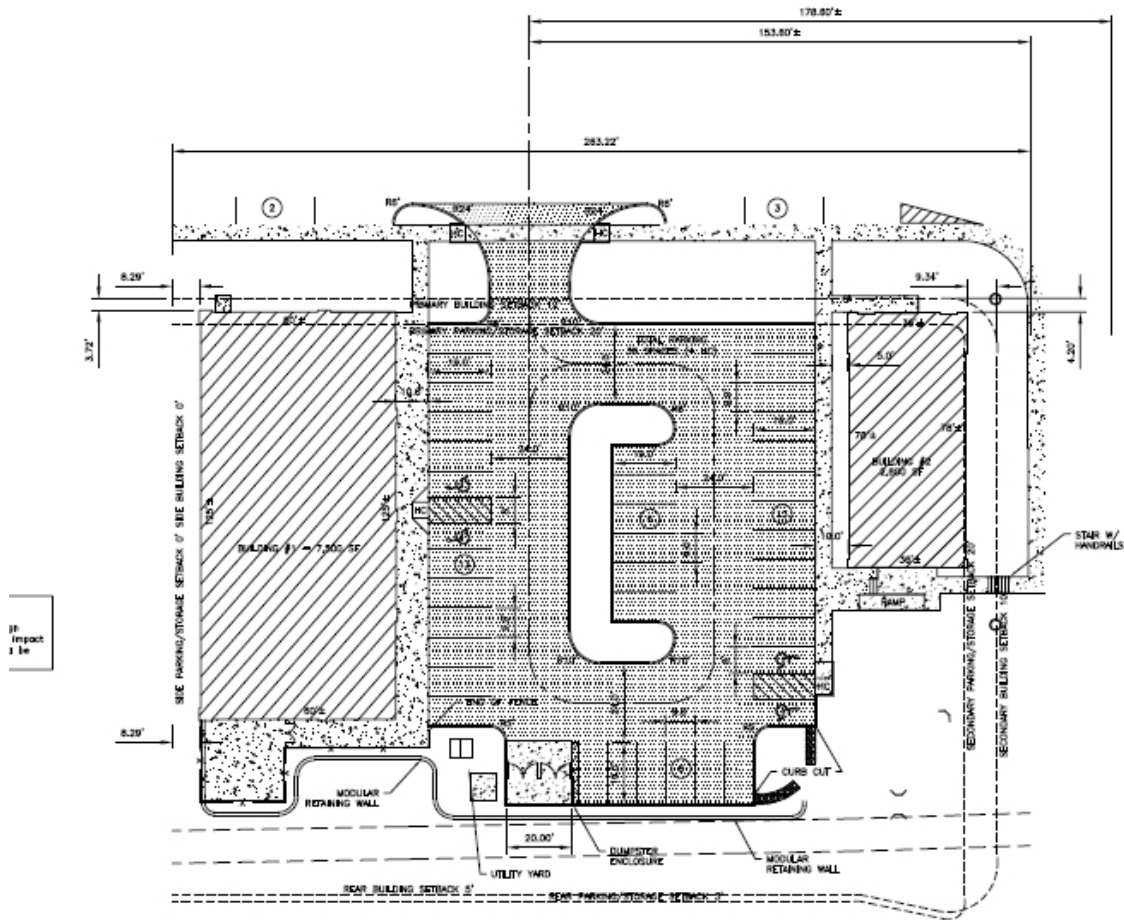
Building 2 consists of a one story 3,650 square foot commercial building with a proposed urgent care clinic use. The color elevations are shown, below.



EXTERIOR MATERIAL LEGEND	
BRK-1	BROWN BRICK, COLOR TO MATCH MASONRY (PAVING OR EQUAL)
BRK-2	GLAZED BRICK, COLOR TO MATCH MASONRY (PAVING OR EQUAL)
STN-1	STAINLESS STEEL, COLOR TO MATCH MASONRY (PAVING OR EQUAL)
GLZ-1	TRANSPARENT GLAZING, 1/2\"/>



Building 2- 2,800 square feet commercial use (Urgent Care)



Overall site plan for 991 Elliston Way

The site and building elevations, as revised, meet the minimum requirements of the LDO and show general conformity with the Design Guidelines.

RECOMMENDATION

Staff recommends the Planning Commission approve the site plan with the following contingency:

1. The landscape material shall be installed, per the approved Landscape Plan, prior to Certificate of Occupancy and the Town shall be provided a copy of the 1-year warranty provided by the landscape installer.

ATTACHMENTS

Site Plan

TOLLGATE VILLAGE COMMERCIAL SHELL

991 ELLISTON WAY
THOMPSON'S STATION, TN 37179

CODE INFORMATION

- A. BUILDING CODE - 2018 INTERNATIONAL BUILDING CODE
- B. MECHANICAL CODE - 2018 INTERNATIONAL MECHANICAL CODE
- C. PLUMBING CODE - 2018 INTERNATIONAL PLUMBING CODE
- D. ELECTRIC CODE - 2017 NATIONAL ELECTRICAL CODE
- E. FUEL GAS CODE - 2018 INTERNATIONAL FUEL GAS CODE

SCOPE OF WORK

BUILDING CONSTRUCTION DOCUMENTS FOR A SHELL BUILDING

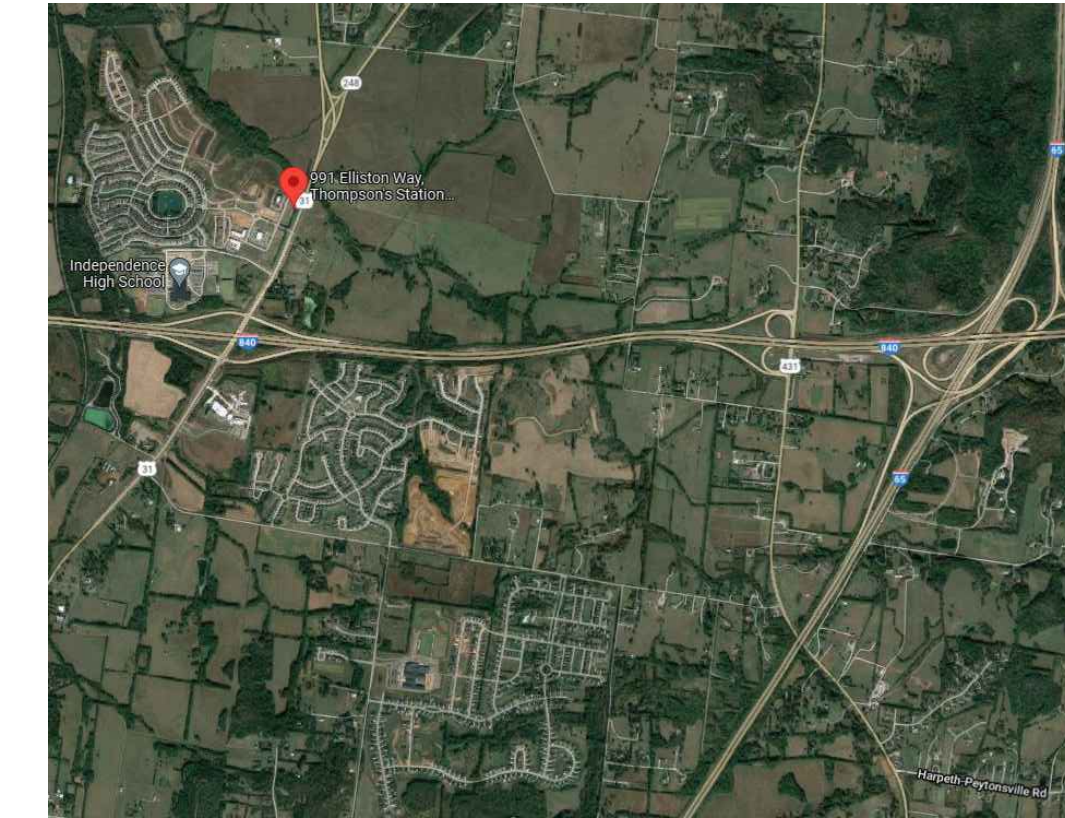
MECHANICAL - RTUS AND CURBS WILL BE PLACED AS SHOWN ON DRAWINGS

PLUMBING - WATER AND SEWER STUB OUT ARE INCLUDED IN THE PROJECT.

THE ROOF, STOREFRONT AND EXTERIOR ENVELOPE WILL BE INSTALLED TO MEET ENERGY CODE REQUIREMENTS.

ELECTRICAL -
ELECTRICAL PANELS WILL BE INSTALLED.
PARKING LOT LIGHTING WILL BE INSTALLED AND SUPPLIED FROM THE HOUSE PANEL.

VICINITY MAP



PROJECT DIRECTORY

REVISIONS

<p>GENERAL CONTRACTOR</p> <p>TBD</p> <p>CONTACTS: PHONE: E-MAIL:</p>	<p>OWNER</p> <p>MAINLAND RETAIL, LLC 118 16TH AVE S. SUITE 230 NASHVILLE, TN 37203</p> <p>CONTACTS: TREY HART PHONE: (615) 370-0670 E-MAIL: thart@mainlandcompanies.com</p>	<p>CIVIL:</p> <p>RLW CONSULTING 205 ROLLING MILL COURT OLD HICKORY, TN 37188 CONTACT: RODNEY WILSON PHONE: (615) 476-2055 E-MAIL: rwilson@rlwconsult.com</p>	<p>ARCHITECT</p> <p>MJM ARCHITECTS 712 4TH AVE S NASHVILLE, TN 37210</p> <p>CONTACT: CODY SKINNER (PM) DERRON SLUSER (SPM) PHONE: (615) 244-8170 E-MAIL: c.skinner@mjmarsh.com d.slusser@mjmarsh.com</p>	<p>STRUCTURAL</p> <p>MJM ARCHITECTS 712 4TH AVE S NASHVILLE, TN 37210</p> <p>CONTACT: ZACH O'NEAL PHONE: (615) 244-8170 E-MAIL: z.oneal@mjmarsh.com</p>	<p>MP&E</p> <p>MONTGOMERY ENGINEERING, PLLC 1191 NASHVILLE PIKE GALLATIN, TN 37066</p> <p>CONTACT: ROBERT MONTGOMERY PHONE: (615)230-9089 E-MAIL: robert@montgomeryengineering.com</p>
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GENERAL NOTES

- THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS. HE SHALL CONFIRM WORK SHOWN IS VIABLE. ANY CONFLICTS, OMISSIONS, ETC. SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMANCE OF ANY WORK IN QUESTION.
- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL, COUNTY, STATE & FEDERAL CODES AND ORDINANCES.
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE OWNER'S REPRESENTATIVE BEFORE CONTINUING WITH CONSTRUCTION. ALL DIMENSIONS ARE TO FACE OF GYP BD. FINISH OR FACE OF BLOCK UNLESS NOTED OTHERWISE. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE ALL TRADES. CONTRACTOR SHALL VERIFY ALL EQUIPMENT LOCATIONS AND DIMENSIONS OF EQUIPMENT PRIOR TO ENCLOSING AREA WHERE EQUIPMENT IS TO BE PLACED, INCLUDING CASEWORK SIZES. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS FOR FIRE ALARM, PLUMBING, SIGNAGE (WHERE APPLICABLE) MECHANICAL & ELECTRICAL SYSTEMS PRIOR TO INSTALLATION OF THOSE SYSTEMS UNLESS NOTED OTHERWISE.
- CONCEAL ALL PIPING INSIDE WALL, WHERE PIPING IS TOO LARGE, WALLS ARE TO BE FURRED OUT THE MINIMUM DIMENSION TO CONCEAL PIPING.
- ELECTRICAL PANELS, FIRE EXTINGUISHER CABINETS, ETC. IN STUD WALLS SHALL BE BACKED WITH DRYWALL AS REQUIRED TO MAINTAIN WALL RATING. CONTRACTOR TO VERIFY WALL THICKNESSES REQUIRED FOR ALL ELECTRICAL PANELS, FIRE EXTINGUISHER CABINETS, ETC.
- PROVIDE DOUBLE STUDS & BLOCKING AS REQUIRED TO SUPPORT EQUIPMENT AND/OR MISCELLANEOUS ITEMS, - TYP. CASEWORK, GRAB BARS, ETC.
- FIREPROOFING, SEALANTS & DAMPERS MAY NOT BE SHOWN ON SOME DETAILS FOR CLARITY. HOWEVER, ALL ASSEMBLIES MUST BE INSTALLED AS REQUIRED TO MAINTAIN RATING INDICATED ON PLANS. ALL PENETRATION SEALANTS OR ASSEMBLIES SHALL BE UL LISTED (OR EQUIVALENT) FOR INSTALLATION WITHIN THE RATED WALL ASSEMBLY NOTED ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE OWNER'S REPRESENTATIVE BEFORE CONTINUING CONSTRUCTION
- WHERE WALL RATINGS APPEAR ON BOTH SIDES OF DOORS AND OR WINDOWS THE WALL TYPE SHOWN SHALL CONTINUE ABOVE THE FRAME TO THE CEILING OR STRUCTURE AS APPLICABLE.
- THE HINGE SIDE OF ALL INTERIOR DOOR FRAMES SHALL BE PLACED 4" FROM THE ADJACENT INTERIOR WALL UNLESS NOTED OTHERWISE.
- GENERAL CONTRACTOR SHALL RETAIN ONE SET OF THE PLANS IN GOOD CONDITION TO NOTE & DOCUMENT ALL CHANGES DURING CONSTRUCTION. THIS SET OF PLANS SHALL BE RETURNED TO THE OWNER AS PART OF THE REQUIRED CLOSE OUT PACKAGE.
- ALL SOIL UNDER FOOTINGS TO BE TREATED WITH TERMICIDE BEFORE INSTALLATION.

SYMBOLS

ELEVATION		DOOR TAG	
SECTION		WORK POINT	
SECTION DETAIL		GRID TAG	
PLAN DETAIL		PARTITION TAG	
REVISION SYMBOL		CEILING HEIGHT SYMBOL	
		FINISH SYMBOL	
		ROOM NUMBER	
		WINDOW TAGS	

DEFERRED SUBMITTALS

THE FOLLOWING ITEMS WILL BE SUBMITTED AS DEFERRED SUBMITTALS BY THE APPROPRIATE INSTALLING SUBCONTRACTOR OR VENDOR. FOR EACH DEFERRED SUBMITTAL ITEM, THE SUBCONTRACTOR OR VENDOR SHALL FIRST SUBMIT SIGNED AND SEALED ENGINEERED DRAWINGS AND CALCULATIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SUBMITTAL TO THE BUILDING OFFICIAL OR FIRE MARSHAL. ARCHITECT'S REVIEW WILL BE FOR GENERAL CONFORMANCE WITH THE BUILDING DESIGN ONLY. SUBCONTRACTOR OR VENDOR SHALL BE RESPONSIBLE FOR DETERMINING SUBMITTAL REQUIREMENTS AND PAYMENT OF ALL FEES FOR SUBMITTALS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE TIMING OF SUBMITTALS SO AS TO NOT INTERFERE WITH OVERALL CONSTRUCTION SCHEDULE, ALLOWING TIME FOR APPROPRIATE REVIEWS FOR ARCHITECT AND BUILDING OFFICIAL OR FIRE MARSHAL. NO DELAYS OR TIME EXTENSIONS WILL BE ALLOWED FOR FAILURE TO ALLOW APPROPRIATE TIME FOR REVIEW.

- N/A

ABBREVIATIONS

& @	AND AT	D.	DEEP	H.M.	HOLLOW METAL	P.L.	PLATE	TEMP.	TEMPERED
A.B.	ANCHOR BOLT	DBL.	DOUBLE	HORIZ.	HORIZONTAL	PLAM.	PLASTIC LAMINATE	THK.	THICK
ABV.	ABOVE	DEPT.	DEPARTMENT	HYAC.	HEATING, VENTILATING, & AIR CONDITIONING	PLAS.	PLASTER	T.O.	TOP OF
A.C.I.	AMERICAN CONCRETE INSTITUTE	D.F.	DRINKING FOUNTAIN	I.D.	INSIDE DIAMETER	P.L.F.	POUNDS PER LINEAR FOOT	T.S.	TUBE STEEL
ACOUS.	ACOUSTIC	DIA. #	DIAMETER	IN. (")	INCH	PLUMB.	PLUMBING	TYP.	TYPICAL
ACT.	ACUSTICAL TILE	DIAM.	DIMENSION	IN.F.	INFORMATION	PLYWD.	PLYWOOD	I.B.C.	INTERNATIONAL BUILDING CODE
A/C	AIR CONDITIONING	DN.	DOWN	INST.	INSTALLED	PAN.	PANEL	UL.	UNDERWRITERS LABORATORY
A.D.A.	AMERICANS WITH DISABILITIES ACT	DR.	DOOR	INSUL.	INSULATION, INSULATED	POL.	POLISHED	UN.O.	UNLESS NOTED OTHERWISE
ADDL.	ADDITIONAL	D.S.	DOWNSPOUT	INT.	INTERIOR	PR.	PAIR	V.C.T.	VINYL COMPOSITE TILE
ADJ.	ADJUSTABLE	DTL.	DETAIL	JAN.	JANITOR	PROJ.	PROJECT	VERT.	VERTICAL
A.F.F.	ABOVE FINISH FLOOR	DWG.	DRAWING(S)	JT.	JOINT	P.S.F.	POUNDS PER SQUARE FOOT	V.I.F.	VERIFY IN FIELD
AGGR.	AGGREGATE	DWR.	DRAWER	KIT.	KITCHEN	P.S.I.	POUNDS PER SQUARE INCH	W.	WIDE
AL.	ALUMINUM	EA.	EACH	LAM.	LAMINATE	PT.	POINT	WI	WITH
ALT.	ALTERNATE	E.G.	EXTERIOR GRADE	LAV.	LAVATORY	PTD.	POINT (PAINTED)	W/O	WITHOUT
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE	EL.ELEV.	ELEVATION	LL.	LANDLORD	PTN.	PARTITION	W.C.	WATER CLOSET
APPROX.	APPROXIMATE	ENGR.	ENGINEER	L.L.H.	LONG LEG HORIZONTAL	P.T.RTD.	PRESSURE TREATED	WD.	WOOD
ARCH.	ARCHITECTURAL	E.P.	ELECTRICAL PANEL	L.L.V.	LONG LEG VERTICAL	Q.T.	QUARRY TILE	WDB.	WOOD BASE
A.S.H.R.A.E.	AMERICAN SOCIETY OF HEATING, REFRIGERATION & AIR CONDITIONING ENGINEERS	EQ.	EQUAL	L.V.L.	LAMINATED VENEER LUMBER	QTY.	QUANTITY	W.H.	WATER HEATER
A.S.T.M.	AMERICAN SOCIETY FOR TESTING & MATERIALS	EQPT.	EQUIPMENT	R.	RISE(R)	R.	RISE(R)	W.O.	WHERE OCCURS
BLDG.	BUILDING	EVTR.	ELEVATOR	MAX.	MAXIMUM	RAD.	RADIUS	WT.	WEIGHT
BLK.	BLOCKING	E.W.C.	ELECTRIC WATER COOLER	MOG.	METAL CORNER GUARD	R.C.P.	REFLECTED CEILING PLAN	W.W.F.	WELDED WIRE FABRIC
B.M.	BENCH MARK	(E)	EXISTING	MECH.	MECHANICAL	R.D.	ROOF DRAIN	W.W.M.	WELDED WIRE MESH
BM.	BEAM	EXIST.	EXISTING	MEMB.	MEMBRANE	REF.	REFERENCE		
B.A.	BULL NOSE	EXP.	EXPANSION	MEZZ.	MEZZANINE	REFL.	REFLECTIVE		
B.O.T.	BOTTOM	EXPO.	EXPOSED	MGR.	MANAGER	REFR.	REFRIGERATOR		
BRG.	BEARING	EXT.	EXTERIOR	MFR.	MANUFACTURER	REIN.	REINFORCING		
B.T.U.	BRITISH THERMAL UNIT	F.A.	FIRE ALARM	M.H.	MANHOLE	MIN.	MINIMUM		
CAB.	CABINET	F.D.	FLOOR DRAIN	MIR.	MIRROR	MISC.	MISCELLANEOUS		
C.B.	CATCH BASIN	F.F.	FIRE EXTINGUISHER	M.O.	MASONRY OPENING	MTD.	MOUNTED		
C.C.	CENTER TO CENTER	F.A.C.	FIRE EXTINGUISHER CABINET	MTD.	MOUNTED	MTL.	METAL		
CEN.	CENTER	FIN.	FINISHED	MUL.	MULLION	RND.	ROUND		
CERM.	CERAMIC	FIN.	FINISHED	(N)	NEW	R.O.	ROUGH OPENING		
C.G.	CORNER GUARD	FL.	FLOORING	N.	NORTH	R.T.U.	ROOF TOP UNIT		
C.I.	CAST IRON	FLUOR.	FLUORESCENT	N.E.C.	NATIONAL ELECTRICAL CODE	SAN.	SANITARY		
C.I.P.	CAST IN PLACE	F.O.	FACE OF	N.E.M.A.	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION	S.C.	SOLID CORE		
CIRC.	CIRCUIT	FR.	FRAME	N.F.P.A.	NATIONAL FIRE PROTECTION ASSOCIATION	SCH.	SCHEDULE		
C.J.	CONTROL JOINT	F.R.C.	FIBERGLASS REINFORCED PLASTIC	N.I.C.	NOT IN CONTRACT	SECT.	SECTION		
CLG.	CEILING	F.T.	FEETFOOT	NO. #	NUMBER	S.F.	SQUARE FEET/FOOTAGE		
CL. @	CENTER LINE	FTG.	FOOTING	NOM.	NOMINAL	SHT.	SHEET		
CL.K.	CAULKING	FURR.	FURRED/FURRING	N.T.S.	NOT TO SCALE	SIM.	SIMILAR		
CLR.	CLEAR	GALV.	GALVANIZED	OP.H.	OPPOSITE HAND	S.L.D. SUR.	SOLID SURFACE		
CNTR.	COUNTER	G.A.	GENERAL CONTRACTOR	OPNG.	OPENING	SPEC.	SPECIFICATION(S)		
C.O.	CLEAN OUT	H.A.	HOSE BIBB	O.P.	OPPOSITE	SQ.	SQUARE		
COL.	COLUMN	H.B.	HANDICAPPED	O.P.P.	OPPOSITE	S.S.	STAINLESS STEEL		
CONC.	CONCRETE	HOWD.	HARDWOOD	O.S.B.	ORIENTED STRAND BOARD	STD.	STANDARD		
CONN.	CONNECTION	HWTR.	HARDWARE	P.J.	PANEL JOINT	STOR.	STORAGE		
CONST.	CONSTRUCTION	HGT.	HEIGHT			STR.L.	STRUCTURAL		
CONT.	CONTINUOUS OR CONTINUE					SUP.	SUPPLIED		
CONTR.	CONTRACTOR					SUSP.	SUSPENDED		
COORD.	COORDINATE					T.	TREAD		
CORR.	CORRIDOR					T&G.	TONGUE & GROOVE		
C.T.	CERAMIC TILE					T.G.	TEMPERED GLAZING		
						T.B.D.	TO BE DETERMINED		
						T.E.L.	TELEPHONE		

DRAWING INDEX

SHEET #	SHEET TITLE
	CIVIL
C0.00	COVER SHEET
C1.01	SITE PLAN
	LANDSCAPE
L1.0	LANDSCAPE PLAN
	SITE LIGHTING PLAN
SL1.1	SITE LIGHTING PLAN
	ARCHITECTURAL
N/A	AIM SHELL ELEVATIONS
N/A	FAST PACE SHELL ELEVATIONS
N/A	STREET VIEW CONCEPTUAL RENDERING
N/A	STREET VIEW CONCEPTUAL RENDERING

AIM & FAST PACE - SHELL-

PLANNING COMMISSION SUBMITTAL 2021-10-11

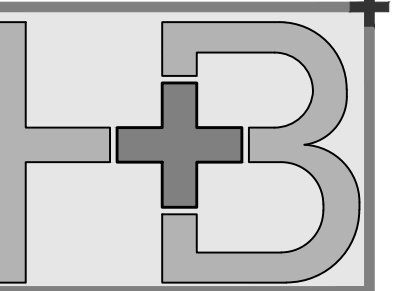
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COVER SHEET

C0.00

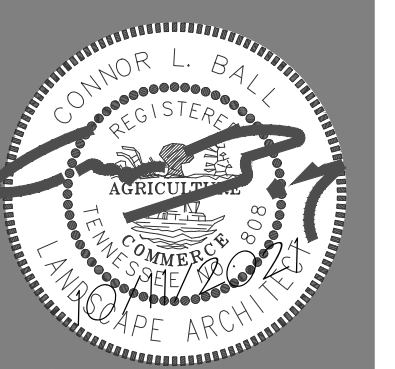
MJM Job# 21215

SHEET REVISIONS DATE TENANT LOCATION OWNER SEAL CONSULTANT ARCHITECT



Heibert+Ball
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 Suite 400
 Franklin, TN 37067
 Tel: 615.376.2421
 www.hblanddesign.com

PROPOSED SITE FOR:
TOLLGATE VILLAGE
 THOMPSON STATION, TENNESSEE



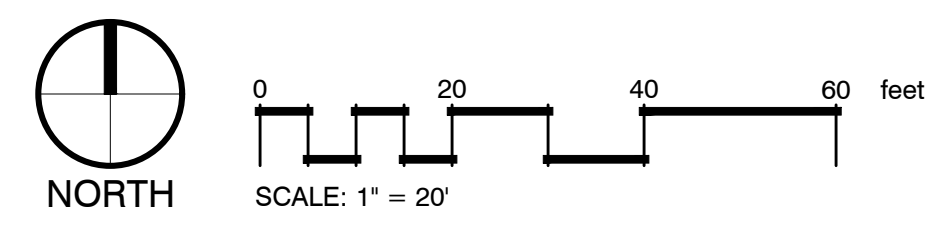
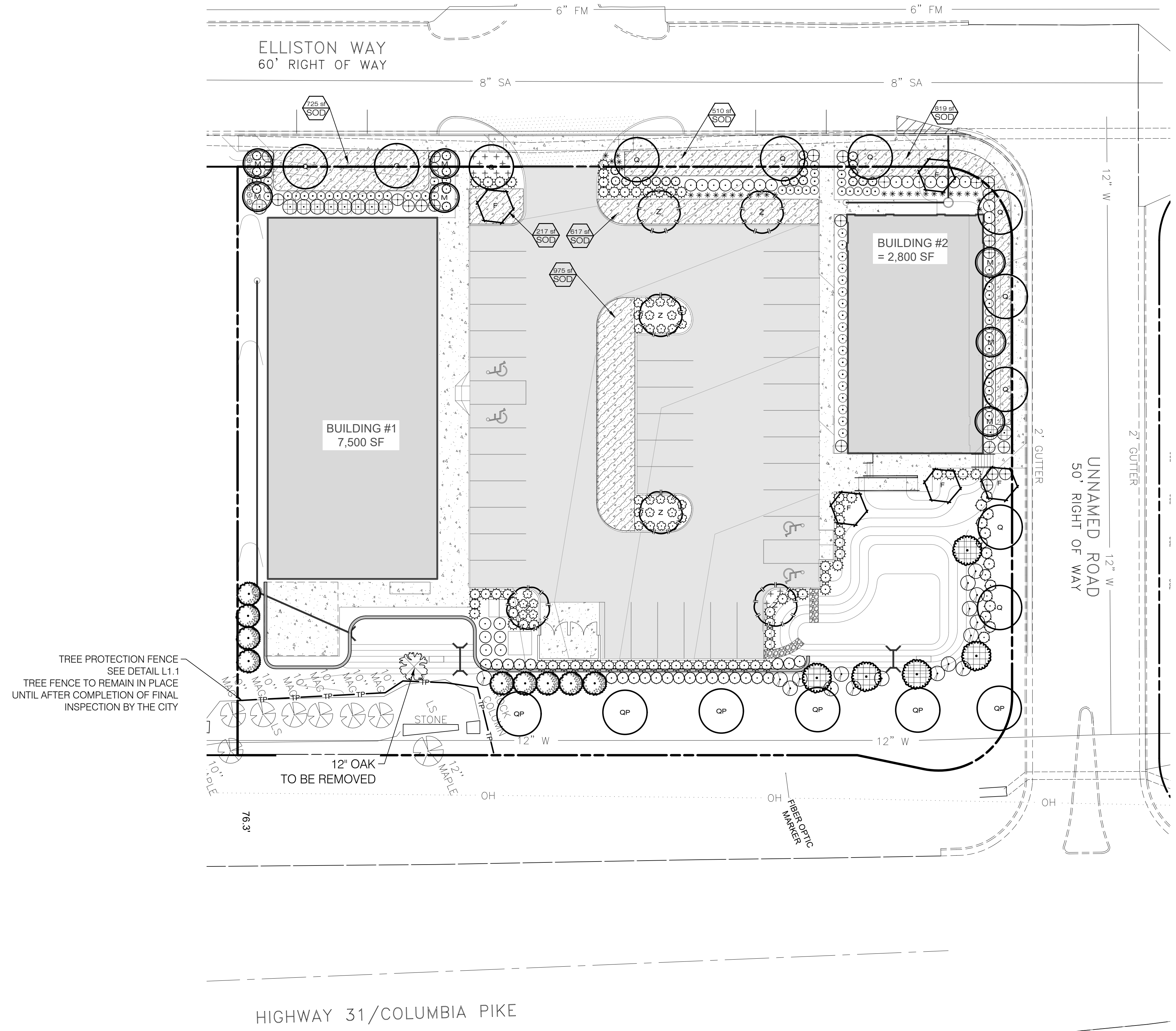
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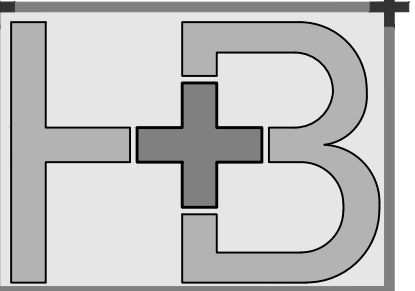
HBLD PROJECT # 21247

RELEASE DATE: 00/00/00
 REV: 1

1.0

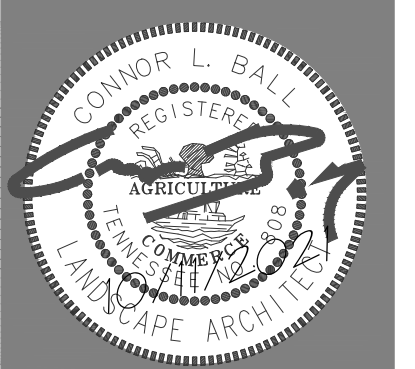
LANDSCAPE PLAN





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 THOMPSON STATION, TENNESSEE



BY: cb

RELEASE DATE: 00/00/00
 REV 1:
 HBLD PROJECT # 21047

1.1
 LANDSCAPE PLAN

LANDSCAPE NOTES:

- Contractor responsible for locating and protecting all underground utilities prior to digging.
- Contractor responsible for protecting existing trees from damage during construction as shown on plans.
- Contractor to install 6" minimum depth of clean, friable topsoil at all planting beds and lawn areas prior to fine grading. see topsoil specification sheet I-1.3.
- All shrub beds (existing and new) to be mulched with a 3-4 inch minimum layer of mulch.
- Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs or laying sod. Landscape contractor to provide fine grading.
- Any existing grass disturbed during construction to be fully removed, re-graded and replaced. All tire marks and indentation to be repaired.
- Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod.
- Sod to be delivered fresh (cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. edge of sod adjacent to mulch beds to be shovel cut. All sod to be delivered in largest rolls available, there shall be no gaps between sod joints.
- Planting mix to be provided as specified in the landscape specifications.
- The landscape contractor shall guarantee all plants installed for one full year from date of acceptance. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The landscape contractor shall not be responsible for acts of god or vandalism.
- Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth, as determined by the landscape architect, shall be replaced by the landscape contractor at no cost to owner.
- Prior to installation, the landscape contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by general contractor and observe the site conditions under which the work is to be done. Notify general contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected.
- Water all plant material that are newly planted thoroughly twice in first 24 hours and apply mulch immediately.
- All trees and shrubs shall be coordinated with lighting plan prior to installation.
- All shrubs to be 3' back of curb.
- All areas of disturbance outside of landscape beds shall be repaired with turf.
- Any utility structure, light poles, sign, or other feature may not be added to any required landscape island in such a manner that would displace the required element(s) (trees, shrubs, etc.)

SUBSTITUTION NOTE:

- Requirements shown are per the City Zoning Ordinance. Substitutions are not allowed unless approved by the City and Heibert+Ball Land Design.

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:
 In the event proposed canopy trees are in conflict (within 15') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment.

TO AVOID OVERHEAD UTILITY CONFLICTS:
 In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment.

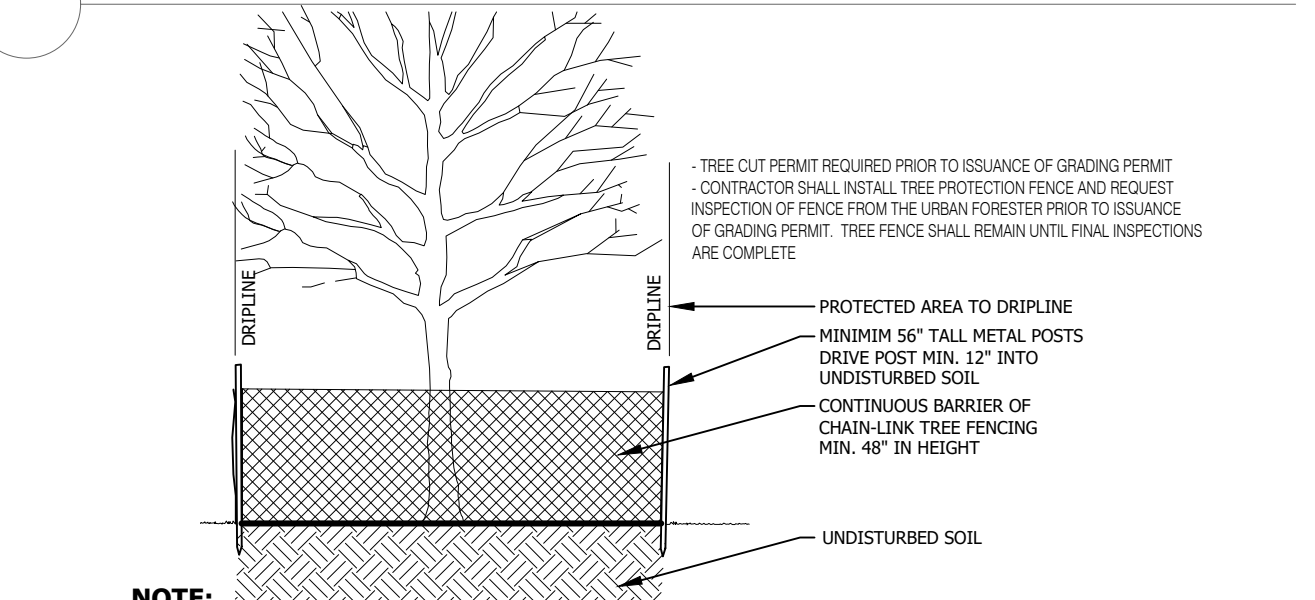
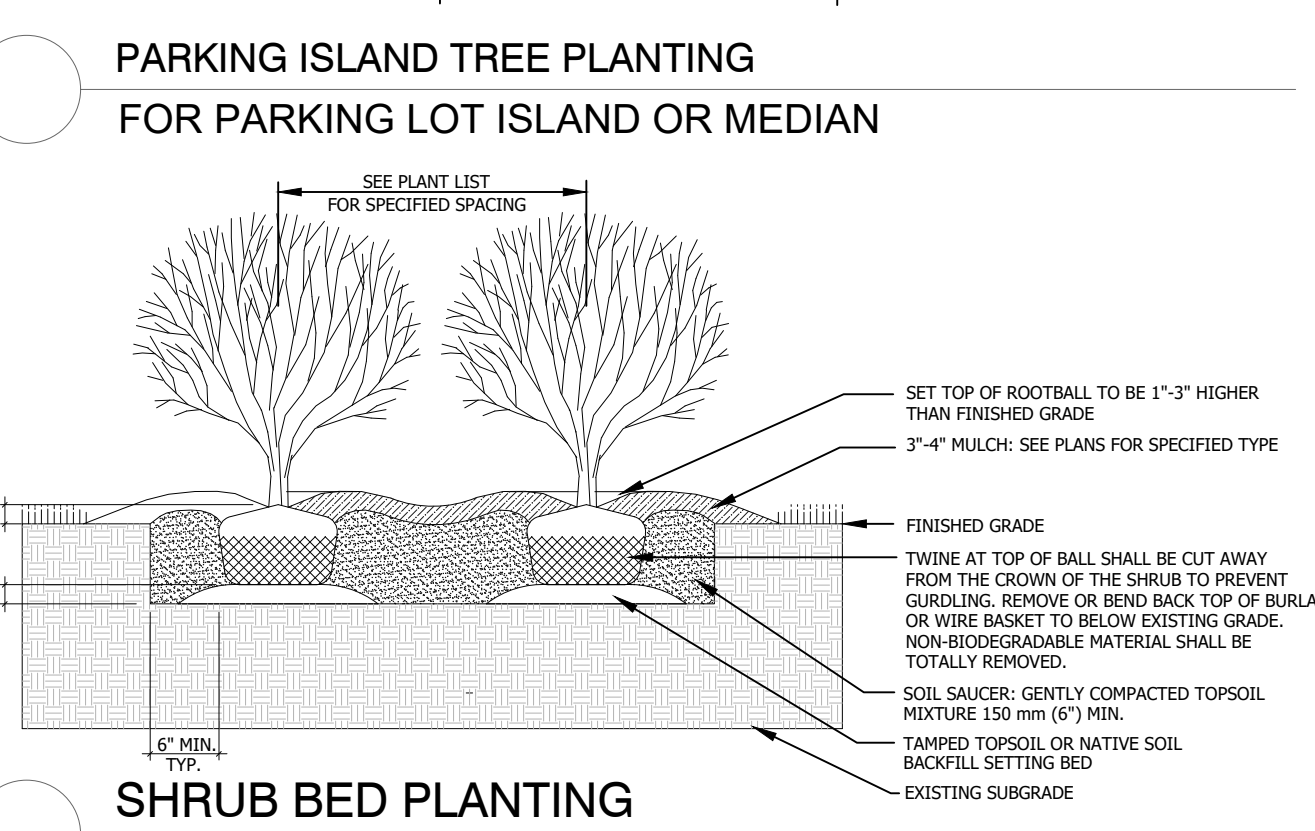
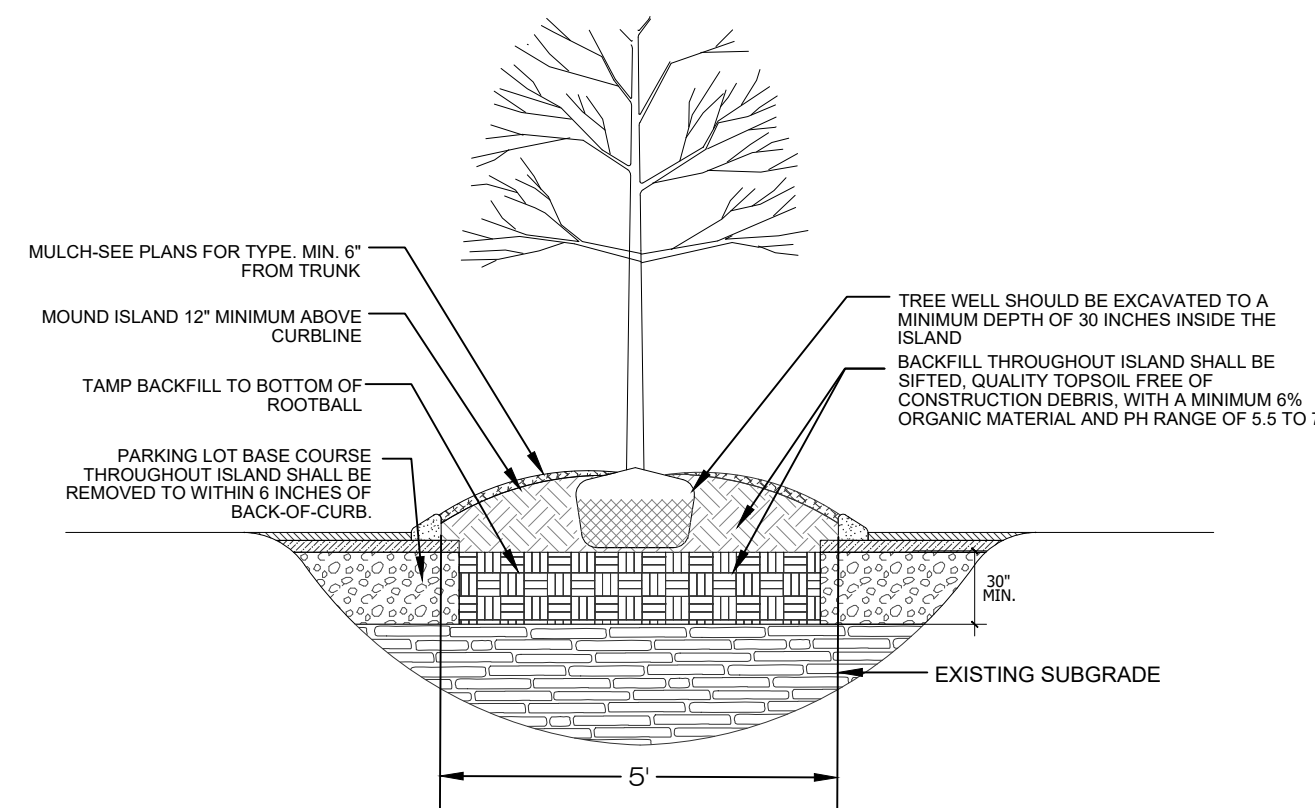
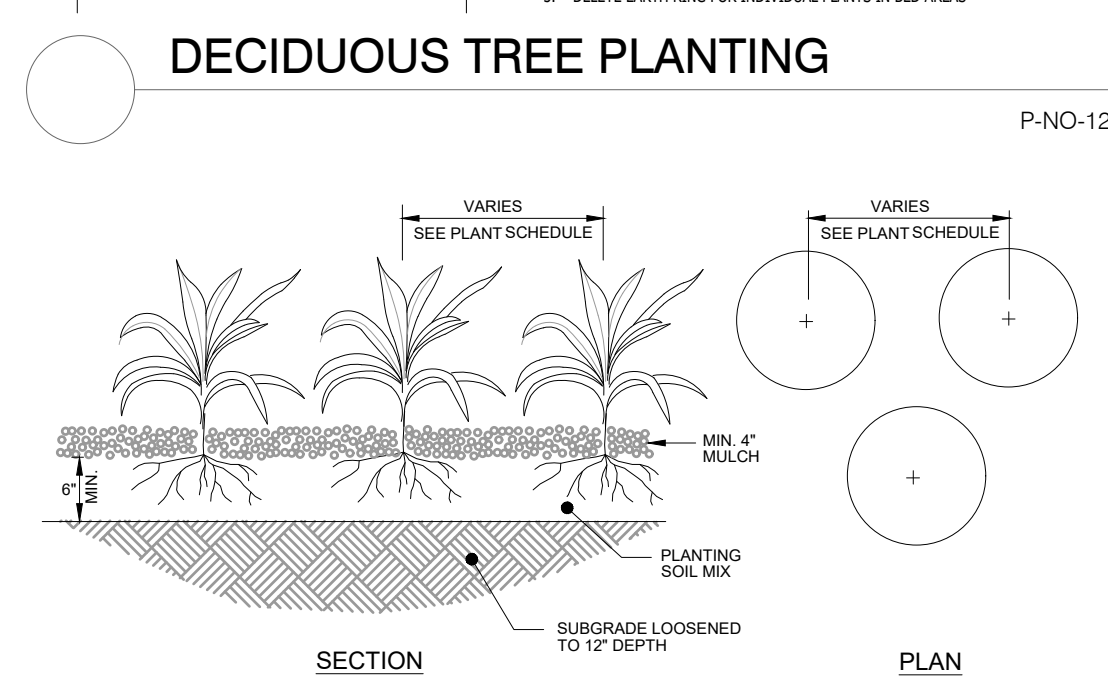
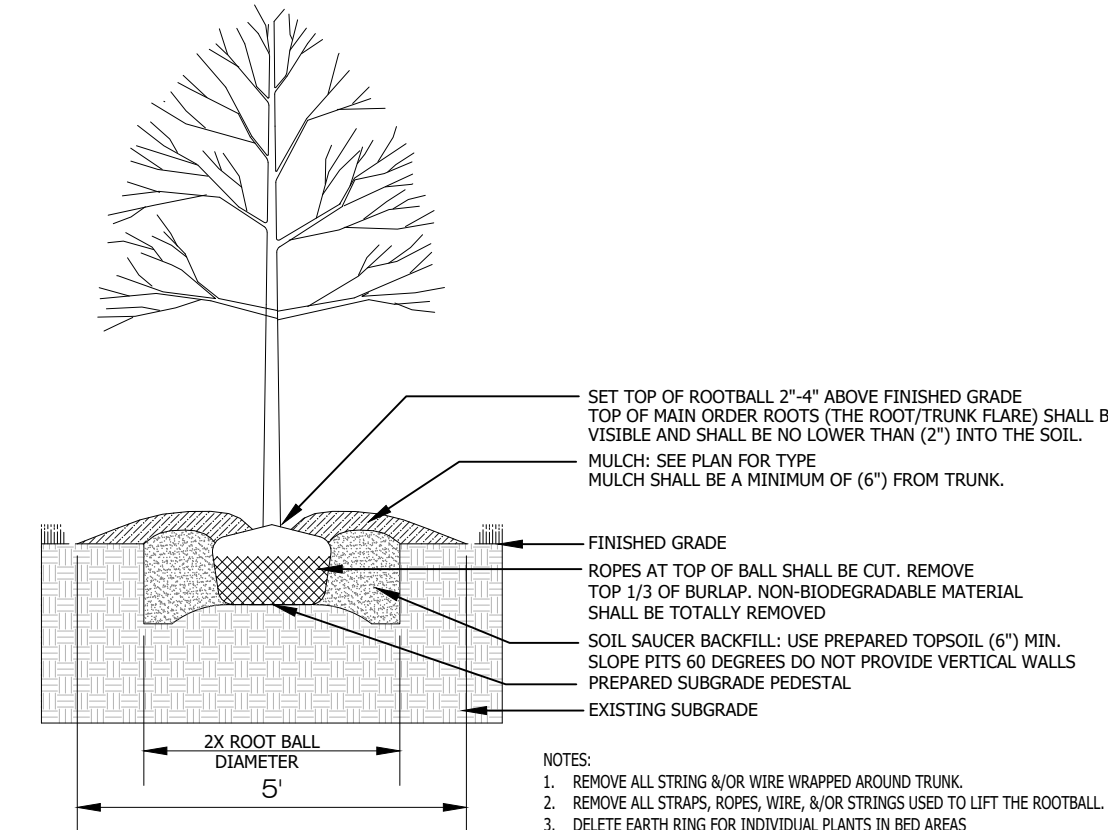
UTILITY SCREEN
 All utility structures, transformers, meters, and/or units shall be screened with plant material tall enough to provide an effective screen. Structures not shown on landscape plans will be required to be screened. If utilities are added to the site, contact Heibert+Ball Land Design for screening recommendations.

TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:

- Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
 - Trees with forked trunks are acceptable if all the following conditions are met:
 - The fork occurs in the upper 1/3 of the tree.
 - One fork is less than 2/3 the diameter of the dominant fork.
 - The top 1/3 of the smaller fork is removed at the time of planting.
 - No branch is greater than 2/3 the diameter of the trunk directly above the branch.
 - The trunk and/or major branches shall not touch.
 - Several branches are larger in diameter and obviously more dominant.
 - Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
 - 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 evenly distributed around the tree.
 - Crown spread shall look proportional to the tree.
 - NO flush cuts or open trunk wounds or other bark injury
 - Root ball meets all ANSI standards and is appropriately sized
- DEFICIENCIES NOT ACCEPTED:**
- Tip dieback on 5% of branches
 - Crown thin/sparsely foliated
 - Included bark
 - Major Branches touching
 - Asymmetrical branching
- Landscape shall not obstruct visibility or access to fire protection equipment including, but not limited to, fire hydrants and fire department connections

PLANTING NOTES:

- Refer to all written specifications; adhere to Plans and Specifications for all phases of work.
- Verify all utility locations in the field before work begins. Repair damaged utilities to owners satisfaction at no additional cost.
- Verify all material quantities on the drawing during bidding and pricing. In the event of a discrepancy, the quantities drawn on the plan will take precedence over the material schedule.
- All materials are subject to the approval of the Landscape Architect, City, and Owner.
- Once unloaded from truck, immediately stand all trees up. DO NOT lie the trees down. This will reduce the risk of sunscald.
- Plants shall meet specifications. Root balls shall meet or exceed size standards as set forth by American Standards for Nursery Stock. Main leaders of all trees shall remain intact.
- Mulch plant pits and planting beds with specified mulch to the depth indicated on drawings.
- Prepare all topsoil used in tree, shrub, and seed mixes in accordance with the specifications.
- Discard any material which turns brown or defoliates within 5 days after planting. Replace immediately with approved specified material at no additional cost.
- Maintain all plant material and lawns until project is accepted in full by the City.
- Guarantee all workmanship and materials for a period of 1 calendar year.
- Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete the work.
- Provide 6" of topsoil for lawn areas (12" min. over rock), min. 24" of topsoil for shrub zones, and min. 48" deep for tree pits. Refer to specific root ball sizes for the min. diameter tree pit.
- Trees shall be first quality representatives of their species and shall meet all requirements otherwise stipulated. The Landscape Architect reserves the right to reject plant materials in the field, at the growing location, or at the job site at any time during the project.
- Test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using filter fabric wrapped perforated drainage tube (sloped to low point) and a washed pea gravel pit well drain



NOTE:

- THE TREE PROTECTION BARRIERS SHALL BE CONSTRUCTED BEFORE THE ISSUANCE OF ANY PERMITS, AND SHALL REMAIN INTACT THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.
- THE TREE PROTECTION BARRIER SHALL BE INSTALLED AS LABELED ON THIS PLAN OR TO A DISTANCE OF THE RADIUS OF THE DRIPLINE, WHICHEVER IS GREATER, AS MEASURED FROM THE TRUNK OF THE PROTECTED TREE(S).
- ANY REQUIRED EXCAVATION IN OR AROUND THE PROTECTION ZONE TO ACCOMMODATE UNDERGROUND SERVICES, FOOTINGS, ETC. SHALL BE INDICATED ON THE PLAN AND SHALL BE EXCAVATED BY HAND. IN ADDITION, RELATED ROOT PRUNING SHALL BE ACCOMPLISHED VIA ANSI A-300-95 STANDARD SO AS TO MINIMIZE IMPACT ON THE GENERAL ROOT SYSTEM. ROOT PRUNING TO OCCUR PRIOR TO GRADING.
- THE STORAGE OF BUILDING MATERIALS OR STOCKPILES SHALL NOT BE PERMITTED WITHIN THE LIMITS OF OR AGAINST THE PROTECTION BARRIERS.
- TREES WITHIN THE PROTECTION BARRIERS MUST BE ADEQUATELY CARED FOR THROUGHOUT THE CONSTRUCTION PROCESS (I.E., THEY MUST BE WATERED SUFFICIENTLY, PARTICULARLY IF THE TREE'S ROOT SYSTEM HAS BEEN DISTURBED BY EXCAVATION). FILL SHALL NOT BE PLACED UPON THE ROOT SYSTEM AS TO ENDANGER THE HEALTH OR LIFE OF THE AFFECTED TREE.
- HEAVY ACCUMULATION OF DUST FROM CONSTRUCTION ACTIVITIES MAY OCCUR ON THE SURFACE OF THE TREE FOLIAGE. TO CONTROL DUST, TREE FOLIAGE MAY BE HOSED DOWN UPON THE REQUEST OF THE LANDSCAPE ARCHITECT, OWNERS REP. OR CITY.
- REMOVAL OF ALL TREE PROTECTION FENCING WILL BE DONE BY THE CONTRACTOR. RESTORATION OF ALL AREAS DISTURBED BY THE FENCING WILL BE THE CONTRACTORS RESPONSIBILITY.

PLANT SCHEDULE

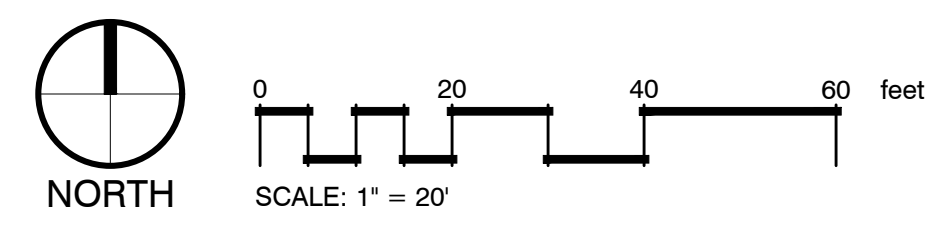
3' CANOPY TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	5	D.D. Blanchard Magnolia / Magnolia grandiflora 'D.D. Blanchard' TM Full To Base. Full Dense Form. See Tree Specifications	B & B		8' HT
	11	Ruby Springs Nuttall Oak / Quercus nuttallii 'Ruby Springs' 6" Clear Trunk. Single; Straight Central Leader. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B & B	3'Cal	14'-15' HT
	6	Hightower Willow Oak / Quercus phellos 'Hightower' 6" Clear Trunk. Single; Straight Central Leader. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B & B	3'Cal	14'-15' HT
	6	Green Vase Zelkova / Zelkova serrata 'Green Vase' 5" Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B & B	3'Cal	14'-15' HT
UNDERSTORY/COLUMNAR TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	5	Cherokee Princess Dogwood / Cornus florida 'Cherokee Princess' 4" Clear Single Trunk. Full Symmetrical Crown. See Tree Specifications	B & B	2'Cal	10'-12' HT
	9	Nellie Stevens Holly / Ilex x 'Nellie R Stevens' Full to Base. Full Dense Form. See Tree Specifications	B & B		6'-8' HT
	7	Moon Glow Sweetbay Magnolia / Magnolia virginiana 'Moon Glow' Single Stem. Full Rounded Head. See Tree Specifications. Matched Specimens	B & B	2'Cal	10'-12' HT
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	WIDTH	
	18	Rose Creek Abelia / Abelia x grandiflora 'Rose Creek' Full, Dense Form	#3 Cont. 16" HT		
	60	Wintergreen Boxwood / Buxus microphylla var. japonica 'Wintergreen' Full, Dense Form. Unsheered	#3 Container		
	22	Graham Blandly American Boxwood / Buxus sempervirens 'Graham Blandly' Full, Dense Form. Unsheered	#7 Container		
	8	Dwarf Boxleaf Euonymus / Euonymus japonicus 'Microphyllus' Full, Dense, Well Rooted	#3 Container		
	11	Annabelle Hydrangea / Hydrangea arborescens 'Annabelle' Full, Dense, Well Rooted	#5 Container		
	17	LimeLight Hydrangea / Hydrangea paniculata 'LimeLight' Full, Dense, Well Rooted	#1 Container		
	29	Little Lime Hydrangea / Hydrangea paniculata 'Little Lime' Full, Dense, Well Rooted	#1 Container		
	15	Sea Green Juniper / Juniperus chinensis 'Sea Green' Full, Heavy, Well Branched.	#5 Container		
	69	Grey Owl Juniper / Juniperus virginiana 'Grey Owl' Full, Heavy, Well Rooted.	#3 Container		
	24	Diablo Ninebark / Physocarpus opulifolius 'Diablo' Full, Dense Form	24" HT		
	23	Prague Viburnum / Viburnum x pragense Full, Dense Form	18" HT		
GRASSES	QTY	COMMON / BOTANICAL NAME	CONT	WIDTH	
	31	Blue Dune Lyme Grass / Elymus arenarius Blue Dune Full, Heavy, Well Rooted	#1 Container		
PERENNIALS	QTY	COMMON / BOTANICAL NAME	CONT	WIDTH	
	13	Walkers Low Catmint / Nepeta x faassenii 'Walkers Low' Full, Heavy, Well Rooted,	#1 Container		
	30	Goldsturm Black-eyed Susan / Rudbeckia fulgida 'Goldsturm' Full, Heavy, Well Rooted,	#1 Container		
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT	WIDTH	
	3,863 sf	Drought Tolerant Fescue Blend / Turf Sod Install Sod as per specifications over finished graded area free of debris. Stagger seams, do not overlap. Roll twice.	sod		

PLAN NOTES:

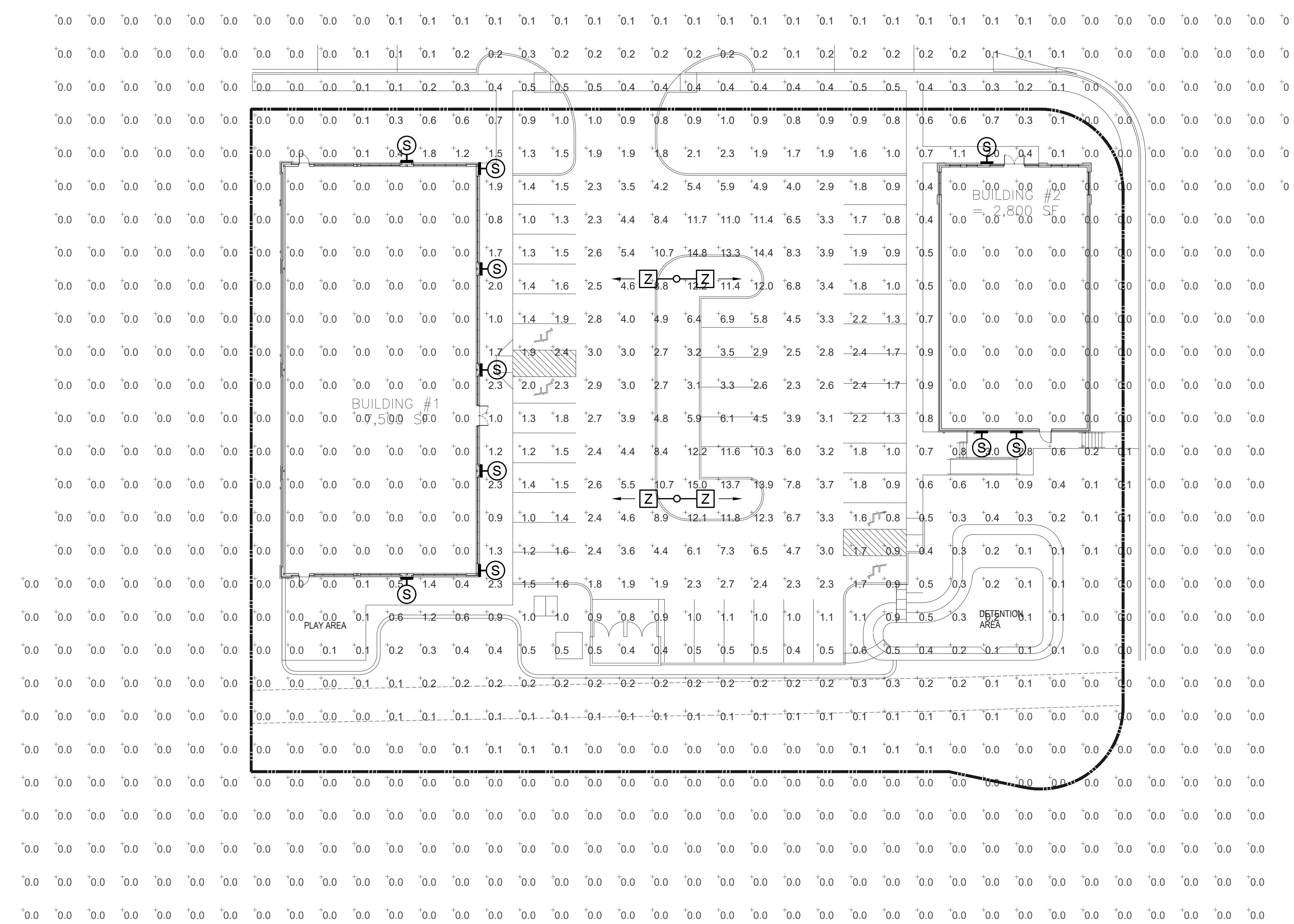
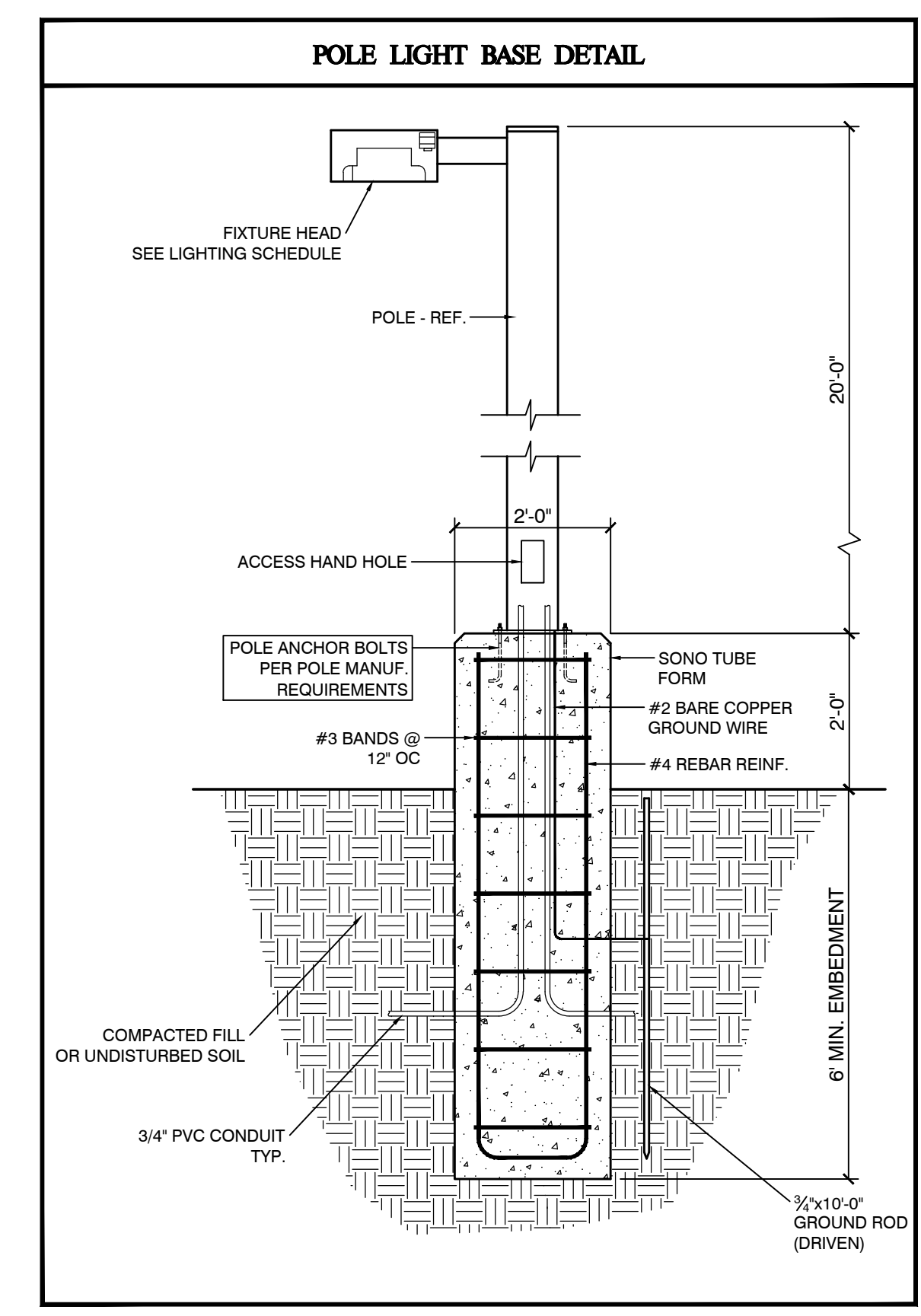
- ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE AND HAVE 3" MINIMUM DEPTH OF PINE STRAW MULCH.
- ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
- ALL AREAS OF DISTURBANCE SHALL BE SODDED WITH REBEL III TALL FESCUE UNLESS OTHERWISE NOTED ON GRADING PLANS

WHEN THE TERMS "POT", "CONTAINER", OR "CALIPER" ARE USED TO DESCRIBE MINIMUM SIZE AT PLANTING, THE ESTABLISHED AMERICAN STANDARD FOR NURSERY STOCK SHALL APPLY. THAT IS: *ALL CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUBS SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THEY SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.* *AN ESTABLISHED CONTAINER GROWN (DECIDUOUS OR CONIFER) SHRUB SHALL BE A (DECIDUOUS OR CONIFER) SHRUB TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.*

*CONTAINER SIZE MAY BE CONVERTED TO MINIMUM HEIGHT/SPREAD AS FOLLOWS:
 1 GALLON = 12" TO 15" HEIGHT OR SPREAD
 3 GALLON = 15"-18" HEIGHT OR SPREAD
 5 GALLON = 18" TO 24" HEIGHT OR SPREAD
 7 GALLON = 24" TO 30" HEIGHT OR SPREAD



LIGHTING FIXTURE SCHEDULE				
TYPE	DESCRIPTION	LAMPS	MANUFACTURER	DETAILS
S	LED WALL SCONCE, 2,800 LUMENS, 4,000K COLOR TEMP, BLACK FINISH, 120V	39W LED INCL	INDESSA 503-2LED17-BLK	MOUNT 7' A.F.G. 10 -TOTAL
Z	LED AREA LIGHT, 18,000 LUMENS, 4,000K COLOR TEMP, FORWARD THROW OPTICS, BLACK FINISH, 120V	135W LED INCL	HUBBELL ASL-180-4K7-4W-UNV-ASQU-BLT	MOUNT ON 20', 4" SQUARE POLE 4 -TOTAL



SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1/20

MONTGOMERY ENGINEERING
Electrical and Mechanical Construction Engineers
8118 2325 RD
400 Sq Ft
2017

ROBERT A. MONTGOMERY
Professional Engineer
No. 33727
STATE OF TENNESSEE

MJM ARCHITECTS, LLC
7946 SIDDON DR
NASHVILLE, TN 37204
www.mjmarch.com

MJM
ARCHITECTS

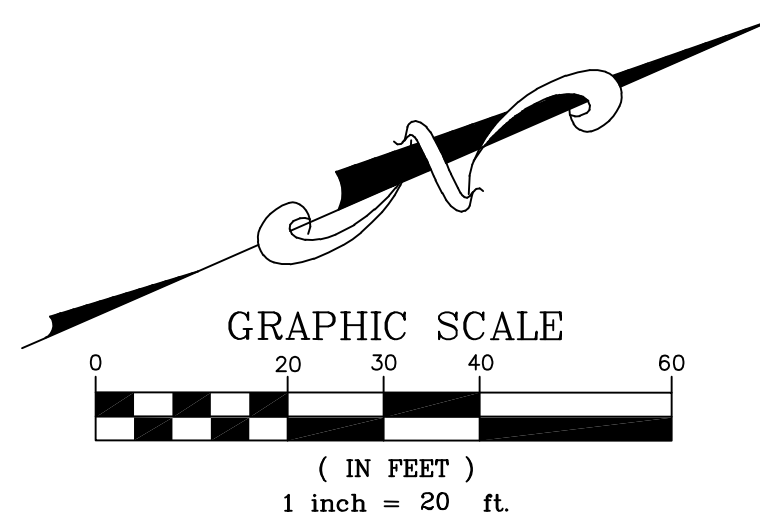
TOLLGATE VILLAGE
THOMPSON BAYVIEW, TN

SCHEMATIC DESIGN
2021-08-17

REV	DATE

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing, without their written consent, is prohibited and any infringement will be subject to legal action.

SL1.1
1 of 1
MJM JOB# 21215



.\Tennessee-811.tif

BUILDING FRONTAGE CALCULATIONS

Primary Frontage (Elliston Way)
 Frontage = 263.22'
 Minimum Bldg Frontage (60%) = 157.93'
 Bldg Frontage Provided = 106' < 158'

LOT COVERAGE CALCULATIONS

PARCEL 52,577 sf (1.21 Ac)
 PERVIOUS (grass/landscape) 21,215 sf (40.0%)
 IMPERVIOUS
 15,056 sf (Asphalt)
 4,040 sf (Concrete)
 11,150 sf (Building)
 30,246 sf (57.5%)
 LOT COVERAGE (BUILDINGS) 11,150 sf (21.2% < 50%)

4.9.5 (b) Lot coverage. Lot coverage for non-residential is 50% maximum and for residential is 90% maximum. Residential lots exceeding 50% coverage shall provide an additional area, equal to or greater than the balance of 50%, in the form of open space or civic space. The additional civic space shall be within a walking distance or 1/4 mile of the subject units.

PARKING CALCULATIONS

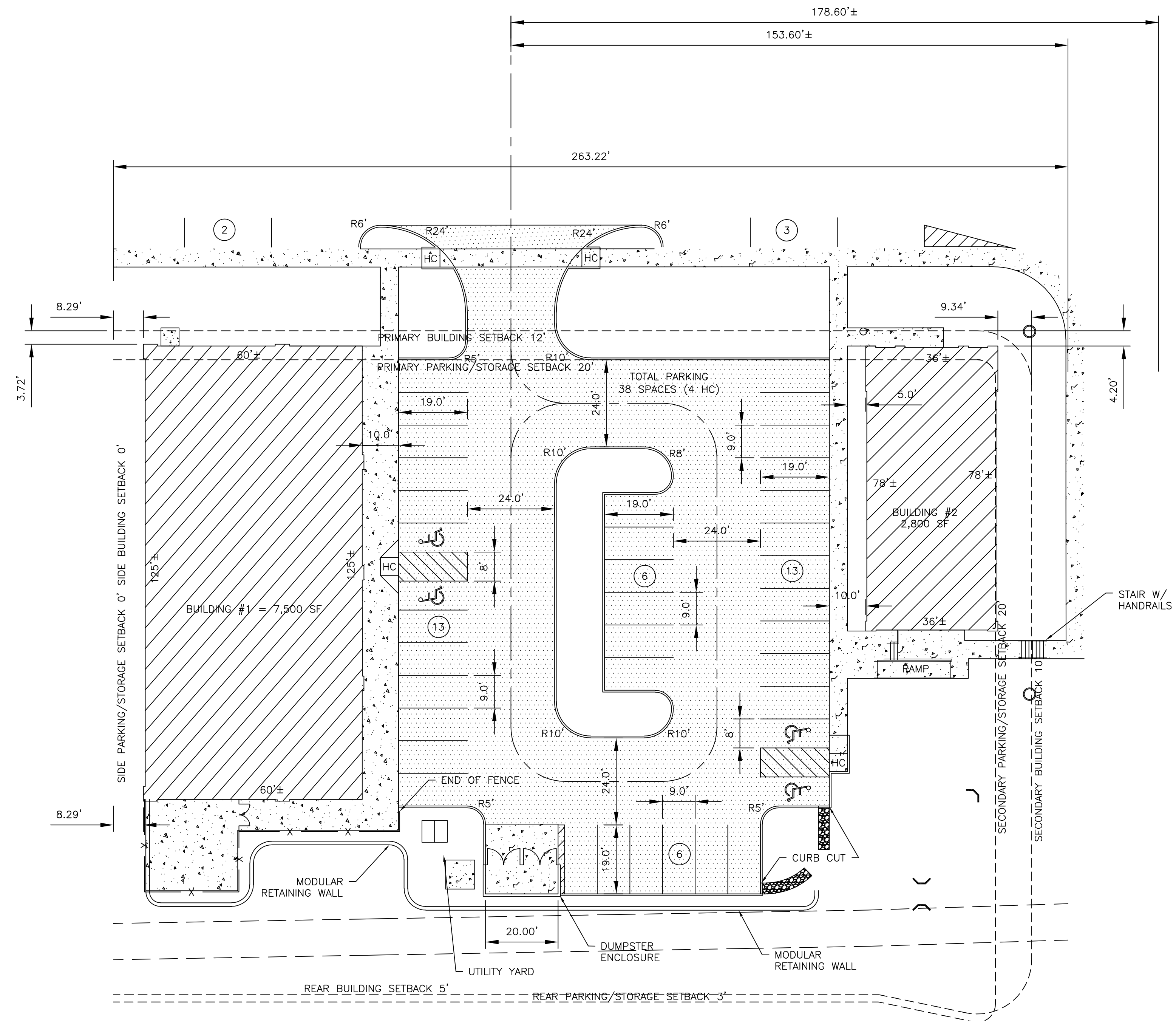
Bldg #1 - Other Service Business 7,500 sf
 Parking 3 per 1,000 - Required Parking 22.5 spaces
 Bldg #2 - Medical Clinic 3,650 sf
 Parking 1 per 200 + 1 per physician - Required Parking 20.25 spaces
 Total Parking Required - 42.75 spaces (43 spaces)
 Parking Provided: On Site provided 38 spaces
 On Street provided 5 spaces
 43 spaces (100% of required)

4.12.4 Maximum Provided Automobile Parking

a. Parking areas that exceed the allowable parking shall incorporate low impact design (LID). For up to a 5% increase in parking, 25% of the parking area shall be low impact design (LID). An increase between 5 - 10% shall require 35% of the parking area be LID. Any increase in parking over 10% shall require 50% of the parking area LID.

SITE NOTES

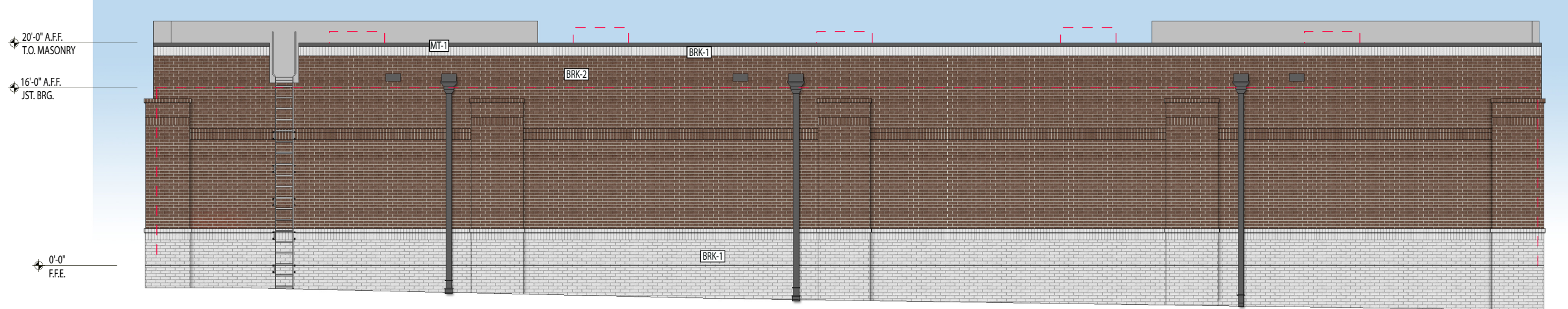
- EXISTING CONDITIONS AND BOUNDARY TAKEN FROM SURVEY BY: HFR DESIGN, DATED MAY 5, 2019.
- PROPERTY MAP REFERENCE: PLAT BOOK P50, PAGE 26, SECTION 30A, LOT 30.02.
- PROPERTY IS ZONED NC
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN BASED ON INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP PANEL NO. 47187C0335F, DATED 09/29/2006.
- OBTAIN ALL NECESSARY LICENSES AND PERMITS. CONTRACTOR TO PROVIDE ALL ASSOCIATED FEES AND COSTS.
- VERIFY ALL UTILITY ELEVATIONS, LOCATIONS, AND DEPTHS BEFORE BEGINNING CONSTRUCTION. THE OWNER DOES NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT UTILITIES, OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT THE ACTUAL UTILITY LOCATIONS MAY BE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE UNDERGROUND UTILITY POSITIONS.
- STAKEOUT PLAN AS SHOWN HEREON. SEE ARCHITECTURAL PLANS FOR DETAILED BUILDING DIMENSIONS, AS NEEDED.
- DIMENSIONS AND RADII SHOWN ARE EDGE OF PAVEMENT OR FACE OF CURB.
- GUARD REFERENCE POINTS STAKED IN THE FIELD. ALL REFERENCE POINTS THAT ARE DESTROYED OR LOST SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- VERIFY THE CLEARING LIMITS AND FIELD CONDITIONS BEFORE BIDDING THIS PROJECT. NO EXTRAS WILL BE ALLOWED DUE TO THE IRREGULAR SURFACE CONDITIONS THAT MAY BE ENCOUNTERED ON THIS SITE.
- BEFORE CLEARING, FLAG TREES TO REMAIN. AVOID DAMAGING THESE TREES AND THEIR ROOT SYSTEMS DURING CONSTRUCTION.
- PREVENT VEHICLE OR EQUIPMENT STORAGE OFF-SITE.
- CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES, OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
- ALL TRAFFIC CONTROL DEVICES AND PLANS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION).
- DETAILED WATER AND SANITARY SEWER PLANS TO BE APPROVED BY JURISDICTIONAL AGENCIES PRIOR TO CONSTRUCTION.
- ADJUST ALL EXISTING MANHOLES, CATCH BASINS, OR OTHER STRUCTURES TO MATCH PROPOSED GRADES.



EXTERIOR MATERIAL LEGEND	
BRK-1	ACME MODULAR BRICK, COLOR: "COTTON CREEK" VALOUR (OR EQUAL)
BRK-2	ACME MODULAR BRICK, COLOR: "HAMPSTEAD" (OR EQUAL)
STN-1	VERSA-LOK STANDARD, COLOR: STANDARD UNIT
GLAZ-1	TRANSPARENT GLAZING, 1" INSULATED GLAZING UNIT
MT-1	PAC CLAD (OR SIM) PRE-FINISHED METAL COPING, COLOR: DARK BRONZE
AWN-1	METAL CANOPY, COLOR: DARK BRONZE
SF-1	DARK BRONZE STOREFRONT
PT-1	SW - #6000, COLOR: SNOWFALL



GLAZING PERCENTAGES:
TOTAL: 185'-0" STOREFRONT / 370 LINEAR FEET = 50%



#21215
10-11-21

Tollgate Village

THOMPSON'S STATION, TN



18'-8" A.F.F.
T.O. MASONRY

15'-1" A.F.F.
JST. BRG.

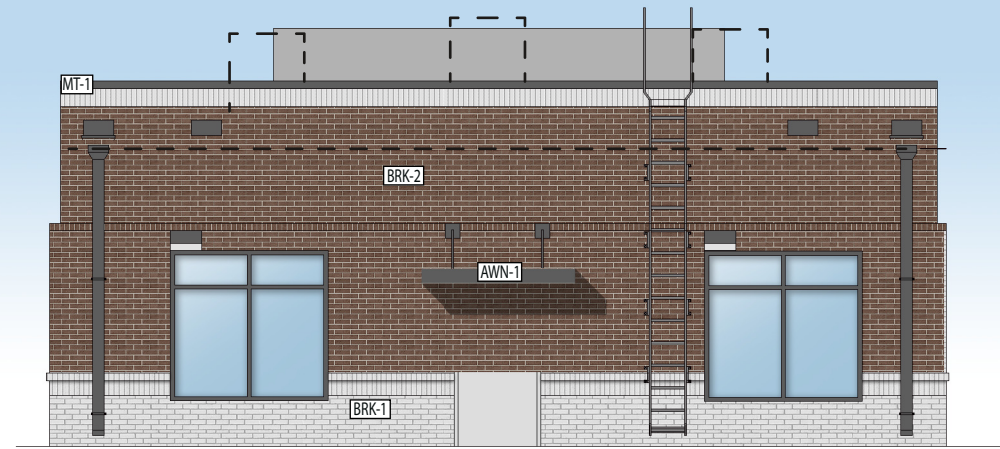
9'-4" A.F.F.
B.O. CANOPY

8'-8" A.F.F.
T.O. STOREFRONT

0'-0"
F.F.E.



13'-4" A.F.F.
JST. BRG.



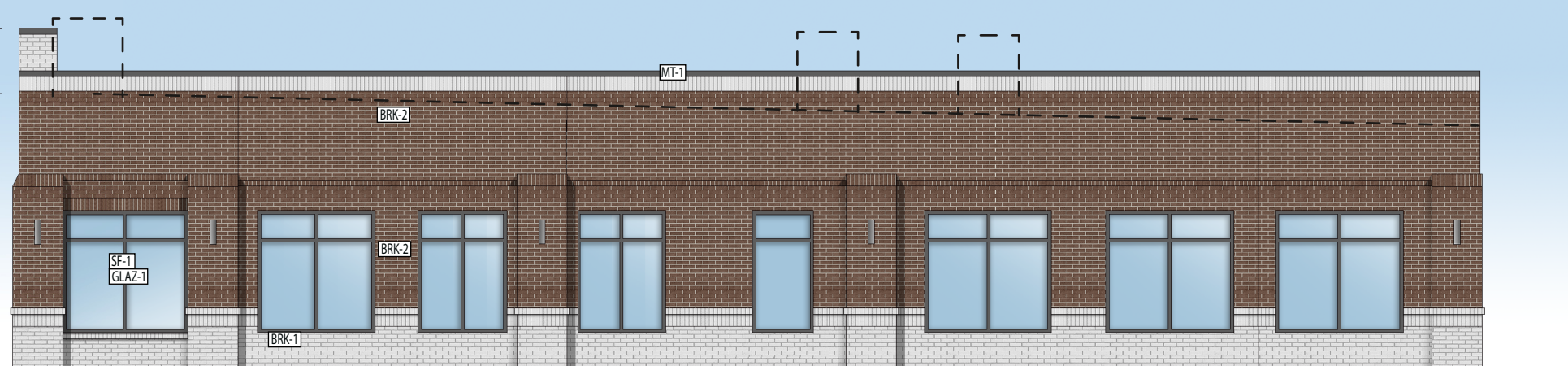
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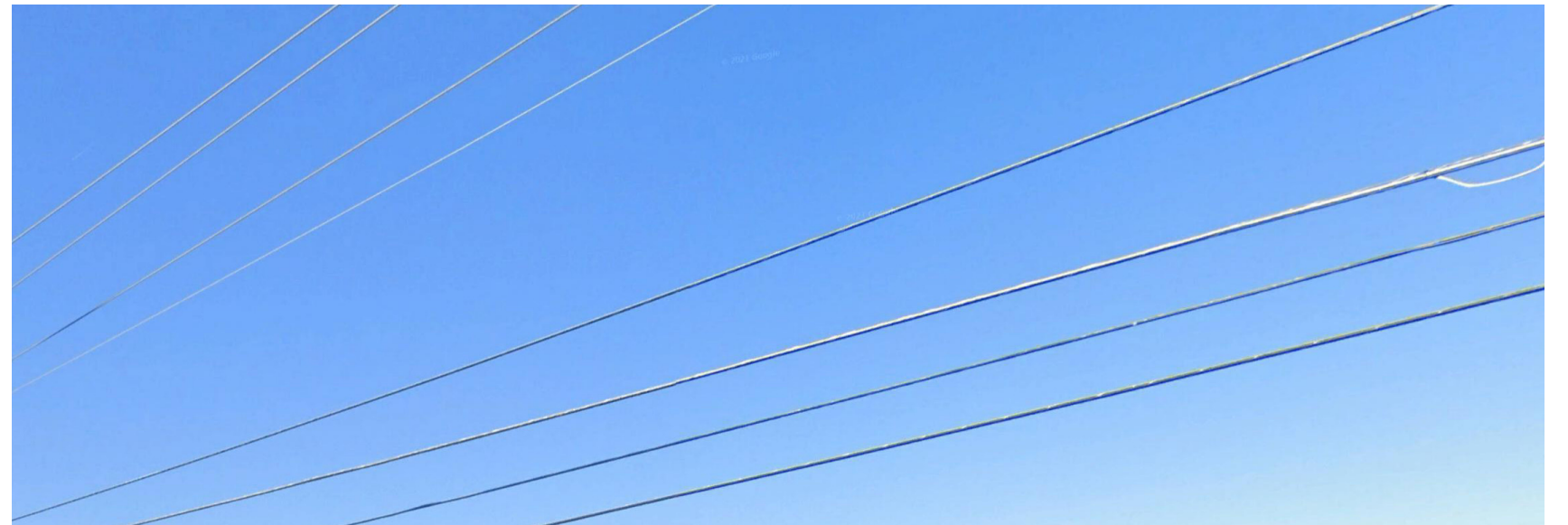
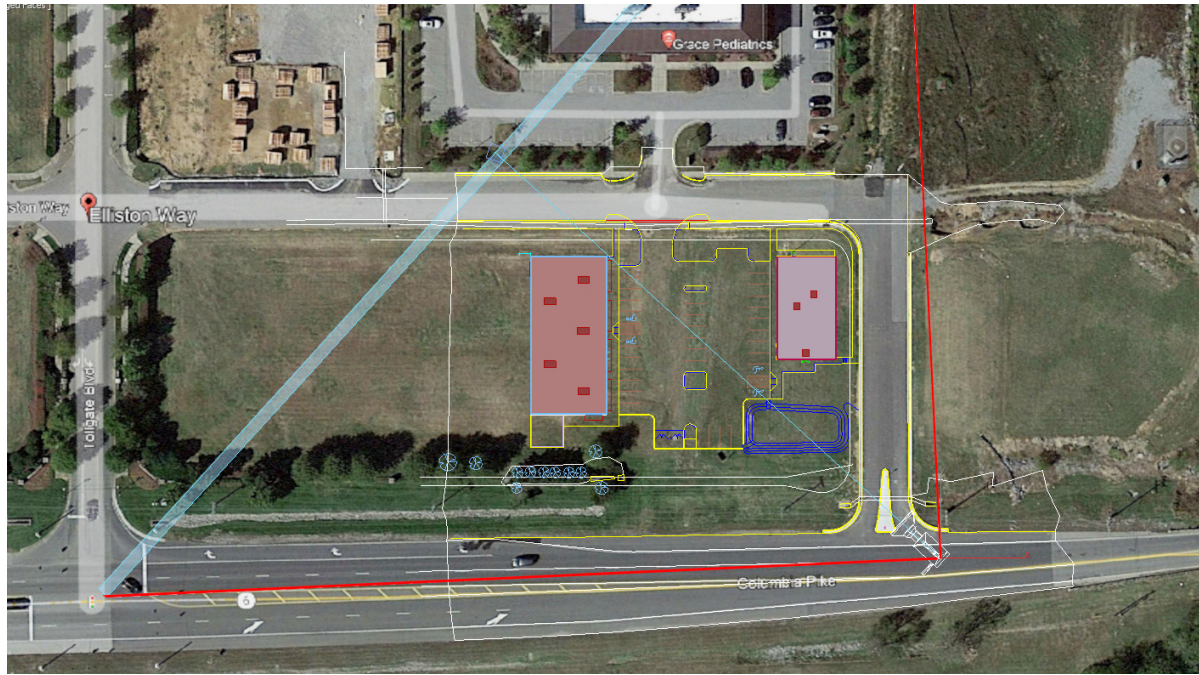
0'-0"
F.F.E.

#21215
10-11-21

Tollgate Village

THOMPSON'S STATION, TN



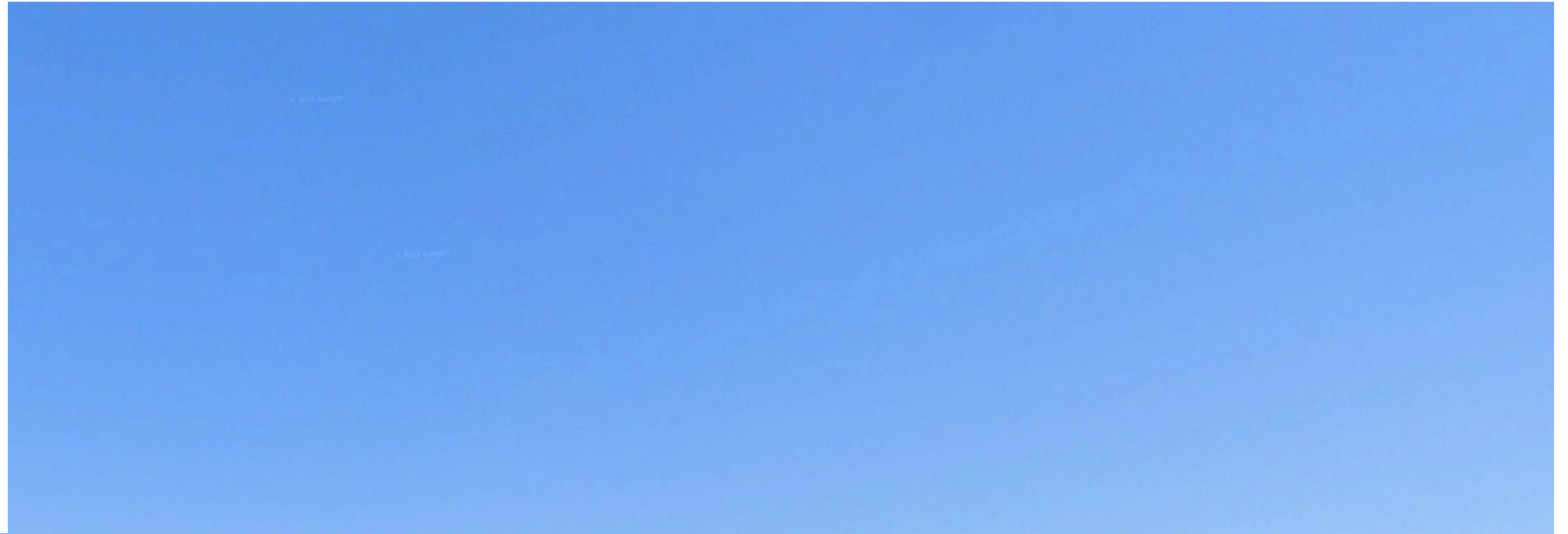
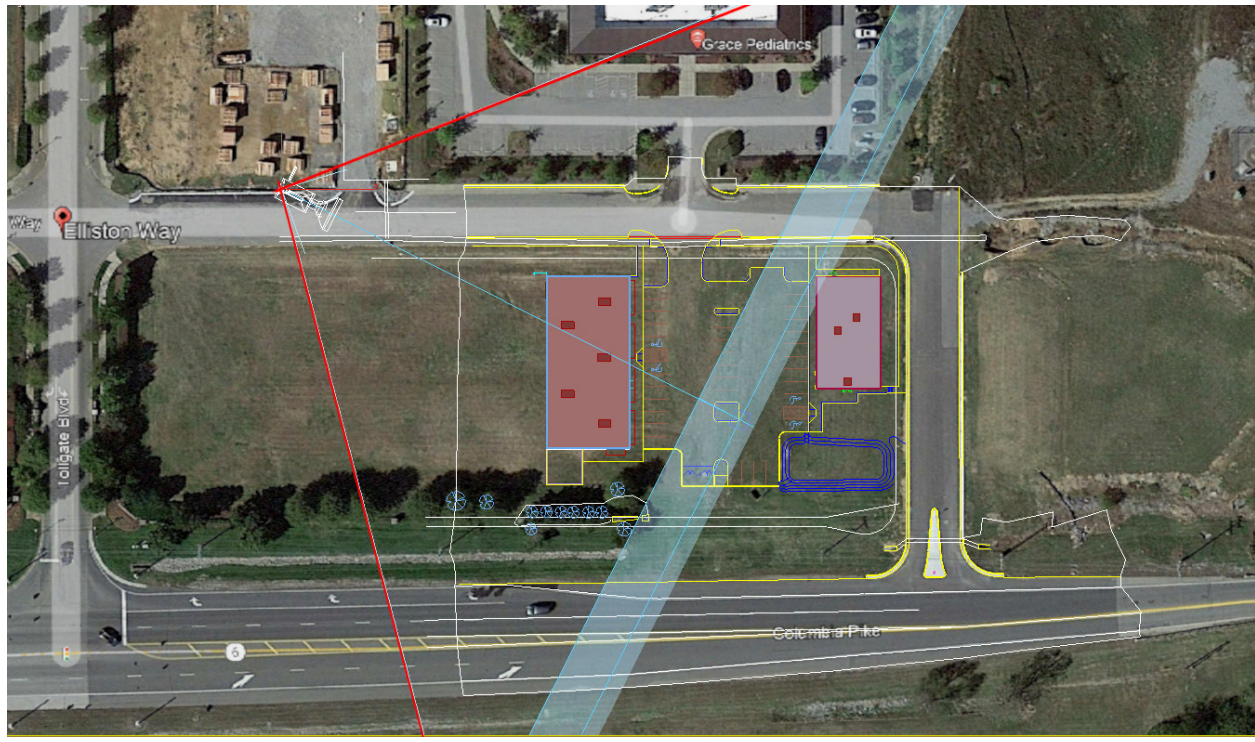


#21215
10-11-21

Tollgate Village

THOMPSON'S STATION, TN





#21215
10-11-21

Tollgate Village

THOMPSON'S STATION, TN



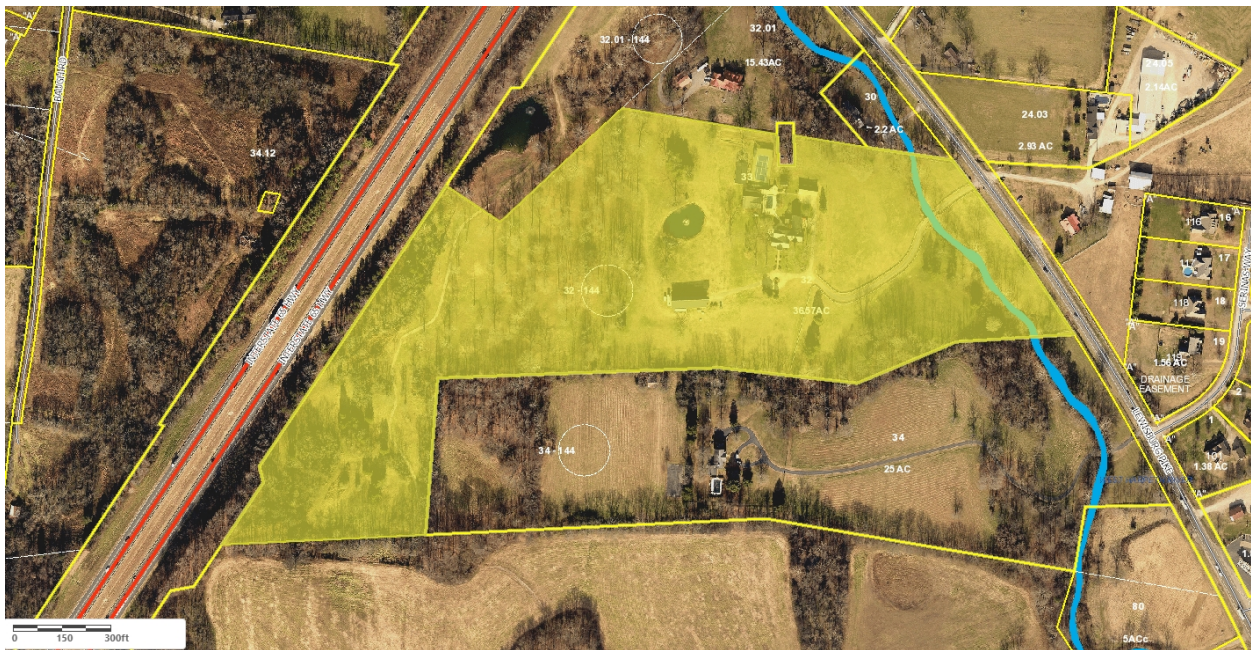
**Thompson's Station Planning Commission
Staff Report
October 26, 2021**

Item 3: Residential Business to permit a Wedding/Event Venue located at 1850 Lewisburg Pike. Deferred at the September Planning Commission Meeting.

PROJECT DESCRIPTION

The owner 1850 Lewisburg Pike requests a Residential Business Permit at 1850 Lewisburg Pike.

This item was deferred at the September Planning Commission meeting. The applicant has provided additional information related to this residential business permit.



BACKGROUND

The project site is 36.57 acres and is located along the west side of Lewisburg Pike, extending to the I-65 ROW. The site is bounded by vacant land or residential uses to the north, east, south and Interstate 65 to the west. The site is developed with a single-family residence and several outbuilding/barn in the rear yard. The site is zoned D1 which is “intended for low density residential development” and is a district in which a residential business can be approved by the Planning Commission if the proposed business meets the criteria set forth in the Land Development Ordinance.

The applicant proposes a Wedding/Event Venue as part of the Residential Business Permit application. The applicant notes that “no events at the Venue at Lookaway Farms is expected to exceed three hundred attendees.” Additional information about the maximum expected occupancy may be provided at the Planning Commission meeting.

ANALYSIS

Residential Business

Residential Businesses are permitted for “larger residential properties which are conducive to both residential and business land uses” (LDO Section 4.11.3). The standards regulating residential businesses are in place to promote and encourage economic activity that will not be a nuisance and can be maintained in consistency with the surrounding community and land uses.

The applicant was requested to provide written responses to the LDO requirements for a Residential Business. The applicant’s responses are in blue text, below.

Provide information showing compliance with the following:

- 1. 4.11.3 states that Residential Business are intended “to permit non-intrusive economic activity on residential properties while protecting the integrity of the community...”.**

Please provide a written assurance detailing how this Residential Business will be non-intrusive.

Mr. Reifschneider has had annual Fourth of July fireworks and Oktoberfest gatherings for the past several years; each with several hundred in attendance. Adequate parking exists for the volume of guests the [Venue at Lookaway Farm](#) expects, and the size of the property (36.57 acres) provides adequate buffering and allows for any light and/or noise generated from an event to dissipate.

- 2. Please provide a written response to each of the General Regulations of Section 4.11.3(b) of the LDO:**

- i. A residential business may not be permitted on lots less than one (1) acre in size.**
[The property is 36.57 acres.](#)

- ii. The residents of the property must be engaged in the business. Additional non-residents may be employed in the residential business providing all parking can be provided on site and the use does not become a nuisance to the community. Adequate parking for all employees shall be indicated on the site plan.**

[Residents of the property shall be engaged in the business and adequate parking exists for any employees and/or invitees. As stated above Mr. Reifschneider has an annual firework display which has not generated any nuisance complaint\(s\).](#)

- iii. With the exception of land uses that require cultivation of the land, all residential business uses shall be maintained within an enclosed building, not to exceed 5,000 square feet.**

[There are several barns on the property, all of which exceed 5,000 square feet, and the dwelling exceeds this square footage. A variance from this requirement is requested.](#)

- iv. All storage of materials used for the residential business shall be kept within an enclosed structure or shall be completely screened from the roadways and adjacent properties.**

[There are several barns on the property, all of which exceed 5,000 square feet which will satisfy the enclosed structure requirement\(s\) and the size of the property, and its topography and tree canopy adequately provides the necessary screening.](#)

- v. All buildings utilized for the business shall maintain a minimum setback of 50 feet from any property line.**

The size of the property (36.57 acres) provides significant buffering to any existing structure satisfying this requirement; further, any temporary structure shall be sited to exceed this setback requirement.

vi. Any land alterations necessary for the installation of any accessory structures shall be subject to review and approval of a grading plan.

No accessory structures are expected; however, should any be contemplated after approval of the [Venue at Lookaway Farm](#) an application for a grading plan will be made.

vii. All businesses shall comply with the code requirements for buffer yard performance standards.

The property (36.57 acres) provides adequate buffering and allows for any light and/or noise generated from an event to dissipate and the [Venue at Lookaway Farm](#) will comply with all buffer yard performance standards.

viii. Any business that exceeds the thresholds within the Noise Ordinance shall be required to soundproof the building.

The property (36.57 acres) provides adequate buffering and allows for any light and/or noise generated from an event to dissipate and the [Venue at Lookaway Farm](#) will comply with all Noise Ordinances.

ix. No activities, materials or equipment related to the residential business may negatively impact visibility from the public right-of-way or neighboring residences.

The size of the property (36.57 acres) and its topography, existing landscaping and tree canopy adequately provides the necessary screening to prevent any visibility impact from the public right-of-way or neighboring residences.

x. Any proposed signage shall be required to obtain a sign permit prior to the installation of any signs.

An existing sign for the farm exists in a field adjacent to the main drive into the property. A sign permit application will be made for its modification if the [Venue at Lookaway Farm](#) is approved.

3. Please provide a more detailed site plan. At a minimum show labeled areas for- parking, portable sewer vehicles/porta-potties, & tents.

Labeled parking and alternate locations for tent placement has been provided. It is expected that the Luxury Loo placement will be adjacent to the main barn and/or garage to the North of the main dwelling dependent upon the type of event, to provide ease of access from existing driveways.

4. Please provide details on:

a. Venue hours - Will vary dependent upon the type of event.

i. If the venue will operate after dark, will there be site lighting?

Site lighting is expected for events occurring in the evening. The property (36.57 acres) provides adequate buffering and allows for any light and/or noise

generated from an event to dissipate, and the [Venue at Lookaway Farm](#) will comply with all Town codes and/or standards.

- b. **Venue occupancy** - Mr. Reifschneider has had annual Fourth of July fireworks and Oktoberfest gatherings for the past several years; each with several hundred in attendance. No event at the [Venue at Lookaway Farm](#) is expected to exceed three hundred attendees.
 - c. **Traffic Control measures for ingress/egress** Mr. Reifschneider has had annual Fourth of July fireworks and Oktoberfest gatherings for the past several years; each with several hundred in attendance. No event at the [Venue at Lookaway Farm](#) is expected to exceed three hundred attendees; however, traffic patrol guidance will be provided for ingress/egress if necessary. Further, dependent upon the type of event, valet parking may be provided as an option for invited guests.
 - d. **Will there be fireworks/noise makers?** Mr. Reifschneider has had annual Fourth of July fireworks and Oktoberfest gatherings for the past several years; each with several hundred in attendance. These events are for invited guests and are not associated with the events expected to occur at the [Venue at Lookaway Farm](#).
 - e. **Will there be PA/Sound amplification systems?** The [Venue at Lookaway Farms](#) expects live entertainment and/or music to be a component of the events utilizing the property. The property (36.57 acres) provides adequate buffering and allows for any light and/or noise generated from an event to dissipate and the [Venue at Lookaway Farm](#) will comply with all Noise Ordinances.
5. **Will any events take place in any existing structures?** It is expected the main barn will be utilized and integrated with the tent location(s) dependent upon the type of event, to provide ease of access to/from existing driveways and Luxury Loo placement.
- i. **Building Code/Fire Code Compliance maybe required if, so.**
The [Venue at Lookaway Farm](#) will comply with all Town codes and/or building standards.

No details related to signage were included. If approved as a residential business, a sign permit shall be required for any on-site signage per LDO section 4.171.4(b)(iii) Residence Signs.

PC REVIEW

Planning Commission should review the information provided by the application and determine if the thresholds for a residential business have been satisfied.

ATTACHMENTS

PC Application/Submittal

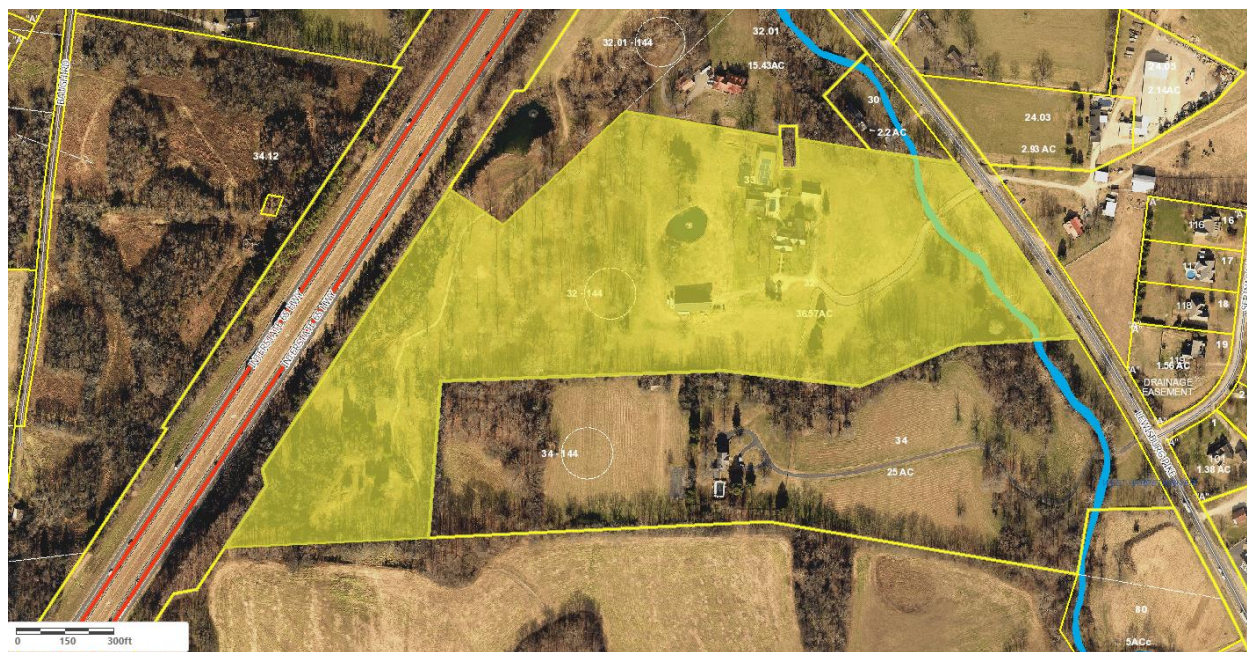
Applicant October Responses to September Deferral

**Thompson's Station Planning Commission
Staff Report – Item 1
September 28, 2021**

Residential Business to permit a Wedding/Event Venue located at 1850 Lewisburg Pike.

PROJECT DESCRIPTION

The owner 1850 Lewisburg Pike requests a Residential Business Permit at 1850 Lewisburg Pike.



BACKGROUND

The project site is 36.57 acres and is located along the west side of Lewisburg Pike, extending to the I-65 ROW. The site is bounded by vacant land or residential uses to the north, east, south and Interstate 65 to the west. The site is developed with a single-family residence and several outbuilding/barn in the rear yard. The site is zoned D1 which is “intended for low density residential development” and is a district in which a residential business can be approved by the Planning Commission if the proposed business meets the criteria set forth in the Land Development Ordinance.

The applicant proposes a Wedding/Event Venue as part of the Residential Business Permit application. The applicant notes that “no events at the Venue at Lookaway Farms is expected to exceed three hundred attendees.” Additional information about the maximum expected occupancy may be provided at the Planning Commission meeting.

ANALYSIS

Residential Business

Residential Businesses are permitted for “larger residential properties which are conducive to both residential and business land uses” (LDO Section 4.11.3). The standards regulating residential businesses are in place to promote and encourage economic activity that will not be a nuisance and can be maintained in consistency with the surrounding community and land uses.

The applicant was requested to provide written responses to the LDO requirements for a Residential Business. The applicant's responses are in blue text, below.

Provide information showing compliance with the following:

- 1. 4.11.3 states that Residential Business are intended "to permit non-intrusive economic activity on residential properties while protecting the integrity of the community..."**.

Please provide a written assurance detailing how this Residential Business will be non-intrusive.

Mr. Reifschneider has had annual Fourth of July fireworks and Oktoberfest gatherings for the past several years; each with several hundred in attendance. Adequate parking exists for the volume of guests the [Venue at Lookaway Farm](#) expects, and the size of the property (36.57 acres) provides adequate buffering and allows for any light and/or noise generated from an event to dissipate.

- 2. Please provide a written response to each of the General Regulations of Section 4.11.3(b) of the LDO:**

- i. A residential business may not be permitted on lots less than one (1) acre in size.**

The property is 36.57 acres.

- ii. The residents of the property must be engaged in the business. Additional non-residents may be employed in the residential business providing all parking can be provided on site and the use does not become a nuisance to the community. Adequate parking for all employees shall be indicated on the site plan.**

Residents of the property shall be engaged in the business and adequate parking exists for any employees and/or invitees. As stated above Mr. Reifschneider has an annual firework display which has not generated any nuisance complaint(s).

- iii. With the exception of land uses that require cultivation of the land, all residential business uses shall be maintained within an enclosed building, not to exceed 5,000 square feet.**

There are several barns on the property, all of which exceed 5,000 square feet, and the dwelling exceeds this square footage. A variance from this requirement is requested.

- iv. All storage of materials used for the residential business shall be kept within an enclosed structure or shall be completely screened from the roadways and adjacent properties.**

There are several barns on the property, all of which exceed 5,000 square feet which will satisfy the enclosed structure requirement(s) and the size of the property, and its topography and tree canopy adequately provides the necessary screening.

- v. All buildings utilized for the business shall maintain a minimum setback of 50 feet from any property line.**

The size of the property (36.57 acres) provides significant buffering to any existing structure satisfying this requirement; further, any temporary structure shall be sited to exceed this setback requirement.

vi. Any land alterations necessary for the installation of any accessory structures shall be subject to review and approval of a grading plan.

No accessory structures are expected; however, should any be contemplated after approval of the [Venue at Lookaway Farm](#) an application for a grading plan will be made.

vii. All businesses shall comply with the code requirements for buffer yard performance standards.

The property (36.57 acres) provides adequate buffering and allows for any light and/or noise generated from an event to dissipate and the [Venue at Lookaway Farm](#) will comply with all buffer yard performance standards.

viii. Any business that exceeds the thresholds within the Noise Ordinance shall be required to soundproof the building.

The property (36.57 acres) provides adequate buffering and allows for any light and/or noise generated from an event to dissipate and the [Venue at Lookaway Farm](#) will comply with all Noise Ordinances.

ix. No activities, materials or equipment related to the residential business may negatively impact visibility from the public right-of-way or neighboring residences.

The size of the property (36.57 acres) and its topography, existing landscaping and tree canopy adequately provides the necessary screening to prevent any visibility impact from the public right-of-way or neighboring residences.

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i. If the venue will operate after dark, will there be site lighting?

Site lighting is expected for events occurring in the evening. The property (36.57 acres) provides adequate buffering and allows for any light and/or noise generated from an event to dissipate, and the [Venue at Lookaway Farm](#) will comply with all Town codes and/or standards.

b. Venue occupancy - Mr. Reifschneider has had annual Fourth of July fireworks and Oktoberfest gatherings for the past several years; each with several hundred in

attendance. No event at the Venue at Lookaway Farm is expected to exceed three hundred attendees.

- c. **Traffic Control measures for ingress/egress** Mr. Reifschneider has had annual Fourth of July fireworks and Oktoberfest gatherings for the past several years; each with several hundred in attendance. No event at the Venue at Lookaway Farm is expected to exceed three hundred attendees; however, traffic patrol guidance will be provided for ingress/egress if necessary. Further, dependent upon the type of event, valet parking may be provided as an option for invited guests.
 - d. **Will there be fireworks/noise makers?** Mr. Reifschneider has had annual Fourth of July fireworks and Oktoberfest gatherings for the past several years; each with several hundred in attendance. These events are for invited guests and are not associated with the events expected to occur at the Venue at Lookaway Farm.
 - e. **Will there be PA/Sound amplification systems?** The Venue at Lookaway Farms expects live entertainment and/or music to be a component of the events utilizing the property. The property (36.57 acres) provides adequate buffering and allows for any light and/or noise generated from an event to dissipate and the Venue at Lookaway Farm will comply with all Noise Ordinances.
5. **Will any events take place in any existing structures?** It is expected the main barn will be utilized and integrated with the tent location(s) dependent upon the type of event, to provide ease of access to/from existing driveways and Luxury Loo placement.
- i. **Building Code/Fire Code Compliance maybe required if, so.**
The Venue at Lookaway Farm will comply with all Town codes and/or building standards.

No details related to signage were included. If approved as a residential business, a sign permit shall be required for any on-site signage per LDO section 4.171.4(b)(iii) Residence Signs.

PC REVIEW

Planning Commission should review the information provided by the application and determine if the thresholds for a residential business have been satisfied.

ATTACHMENTS

PC Application/Submittal

The Venue at Lookaway Farm

1850 Lewisburg Pike
Franklin, TN 37064

Number of Events:

The Venue at Lookaway Farm expects approximately a dozen events annually dependent upon holiday usage and demand.

Traffic:

The Venue at Lookaway Farm will provide valet options to assist guest ingress/egress and has ample and varied on property parking options.

The location of the parking area(s) will assist ingress/egress and minimize impact on the flow of traffic – please note the primary parking area is approximately 175 yards from Lewisburg Pike.

Further, **The Venue at Lookaway Farm** will require a traffic control attendant at its entrance for any event exceeding 200 guests.

Hours of Operations:

By appointment only when an event is not occurring.

Noise:

Event time is limited.

The anticipated time for an event is expected to be between 10AM and 10PM.

Further, the size of the property provides for dissipation of any anticipated generated noise and

The Venue at Lookaway Farm will comply with all noise regulations.

Buffering:

The event space is located approximately 175 yards uphill from Lewisburg Pike.

The rear of the property abuts I-65 and a mature and established tree line buffers the sole neighbor to the south – also on a thirty acre parcel.

The sole neighbor to the north is a family member who will also assist **The Venue at Lookaway Farm** during an event.

Alcohol:

All beverage and food options will be provided through a catering contract for any event held at **The Venue at Lookaway Farm**.

The Venue at Lookaway Farm will require any caterer to attain the requisite license for any event from the Town of Thompson's Station.



DATE: October 26, 2021
TO: Planning Commission
FROM: Micah Wood, Planning Director
SUBJECT: Item 4- Briarhill Estates Concept Plan

A Concept Plan does not require a vote by the Planning Commission. This item is presented for the applicant to discuss the proposal with Planning Commission and for Planning Commissioners to provide feedback on site design considerations prior to a preliminary plat submittal.

SEC, Inc, on behalf of Levi Grantham Group has submitted a concept plan for review for the development of 42 residential lots on 42.17 acres located the north Critz Lane at the Pantall Road intersection.



Concept Plan

The land, consisting of approximately 42 acres is located mostly within the D1 zone at the terminus of Pantall Road along Critz Lane. The subject site is zoned D1 which is intended for “for low density residential development. This district will consist of single-family detached dwellings and their accessory structures.” (Section 1.2.7) and permits a density of up to 1 unit per acre.

LDO Compliance



The project proposes 42 residential units which will consist of single family detached homes. Lot standards seem to generally conform to the D1 bulk lot standards. Compliance with these requirements will be reviewed as part of the preliminary plat submittal. The site requires a type 2 buffer. A landscaping plan was not submitted but will be required at preliminary plat and/or construction document stage of submittal. A residential subdivision requires 45% open space. Additional open space information will be provided as part of the preliminary plat submittal.

Slopes

The site does not contain any land within the Ridgeline Hilltop Preservation Area. Any slopes in excess of 15% shall be identified with the preliminary plat.

Floodplain and on-site Streams

The overall site does include portions of 100-year floodplain, shown on the flood insurance rate map. The concept plan shows the existing 100-year flood plain in addition to a "revised" 100-year flood plain. No written documentation is provided to demonstrate approval of the revision.

No development is shown within the floodplain and a stream buffer has been included in the open space areas containing streams. The LDO requires that residential structures in AE zones with a determined base flood elevation (BFE) be a built a minimum of one (1) foot above the BFE.

Tree Protection

Tree canopy on site largely follows the streams and are mostly shown to be persevered. Detailed information related to tree protection will be required with the submittal of the preliminary plat.

Stormwater Considerations

Stormwater will be reviewed further during the construction document and platting process.

Sewer

The developer has indicated a desire to connect to the on-site system approved with the Littlebury development. Further review, discussion, and approvals by the Town and the Utility Board are required prior to submittal of the Preliminary Plat.

Attachments

Concept Plan

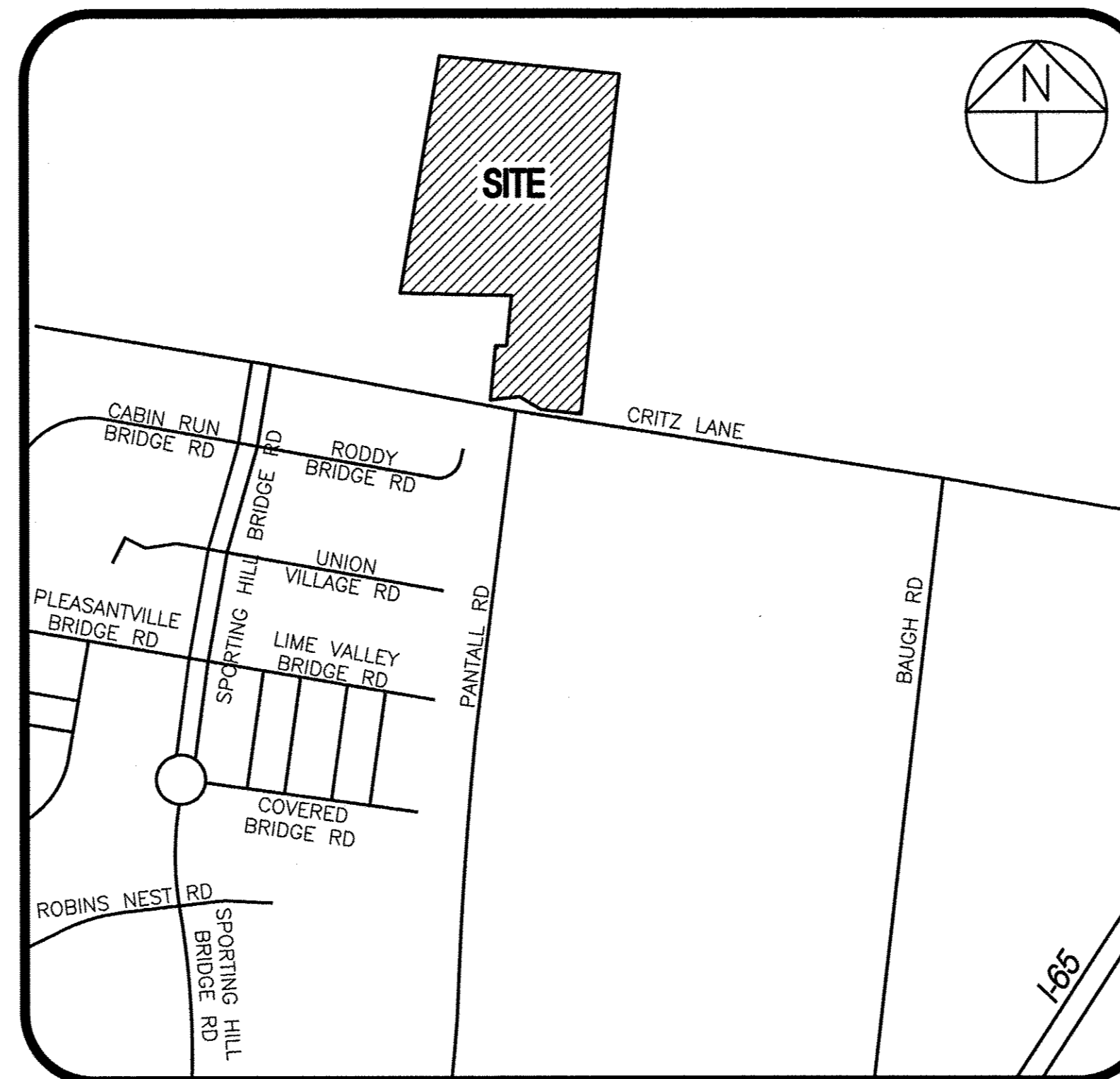
Briarhill Estates Subdivision

2762 Critz Lane

Concept Plan

Thompsons Station, Tennessee

SOP: 18015



Site Location Map
Not To Scale

Watershed: West Harpeth River

Drawing Index

Sheet No.	Title
C0.0	Cover Sheet
C0.1	Concept Plan

Owner:

Cynthia P. Giles
2762 Critz Lane
Thompson's Station, TN 37179

Developer:

Levi Grantham Land Group
Contact: Adam Green
Phone: (615) 472-1823
Thompson's Station, TN 37179

Floodplain Note:

A Portion of this site lies within the 100 Year Flood Plain per F.E.M.A. Map No. 47187C0365F and 47187C0355F dated Sept. 29, 2006

Land Data:

42 Lots on 17.27 Ac.±
R.O.W. Dedication: 4.65 Ac
Open Space: 20.20 Ac.± (48%)
Total Area: 42.17 Ac.±
Zoned: D1

Deed Reference:

The property shown hereon is Tax Map 145, Parcel 17.01, in Williamson County, as recorded in D.B. 6858 Pg. 844.

Lot Setbacks:

Front: 25'
Side: 10'
Rear: 30'

Contacts:

Middle Tennessee Electric Membership Corp.
2156 Edward Curd Lane
Franklin, TN 37067
Phone: (615) 794-3561
Contact: Jacob Cain

Engineer/Surveyor:
Site Engineering Consultants, Inc.
850 Middle Tennessee Blvd.
Murfreesboro, TN 37129
Phone: (615) 890-7901
Contact: Jamie Reed

H.B. & T.S.
505 Downs Blvd.
Franklin, TN 37064
Phone: (615) 794-7796
Contact: Cody Lovett

Atmos Gas
810 Crescent Centre Dr. #600
Franklin, TN 37067
Phone: (615) 771-8300
Contact: Tim Brown

SEC, Inc. SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
LANDSCAPE ARCHITECTURE

850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 890-7901 E-MAIL: RHOUBE@SEC-CIVIL.COM FAX: (615) 895-2567

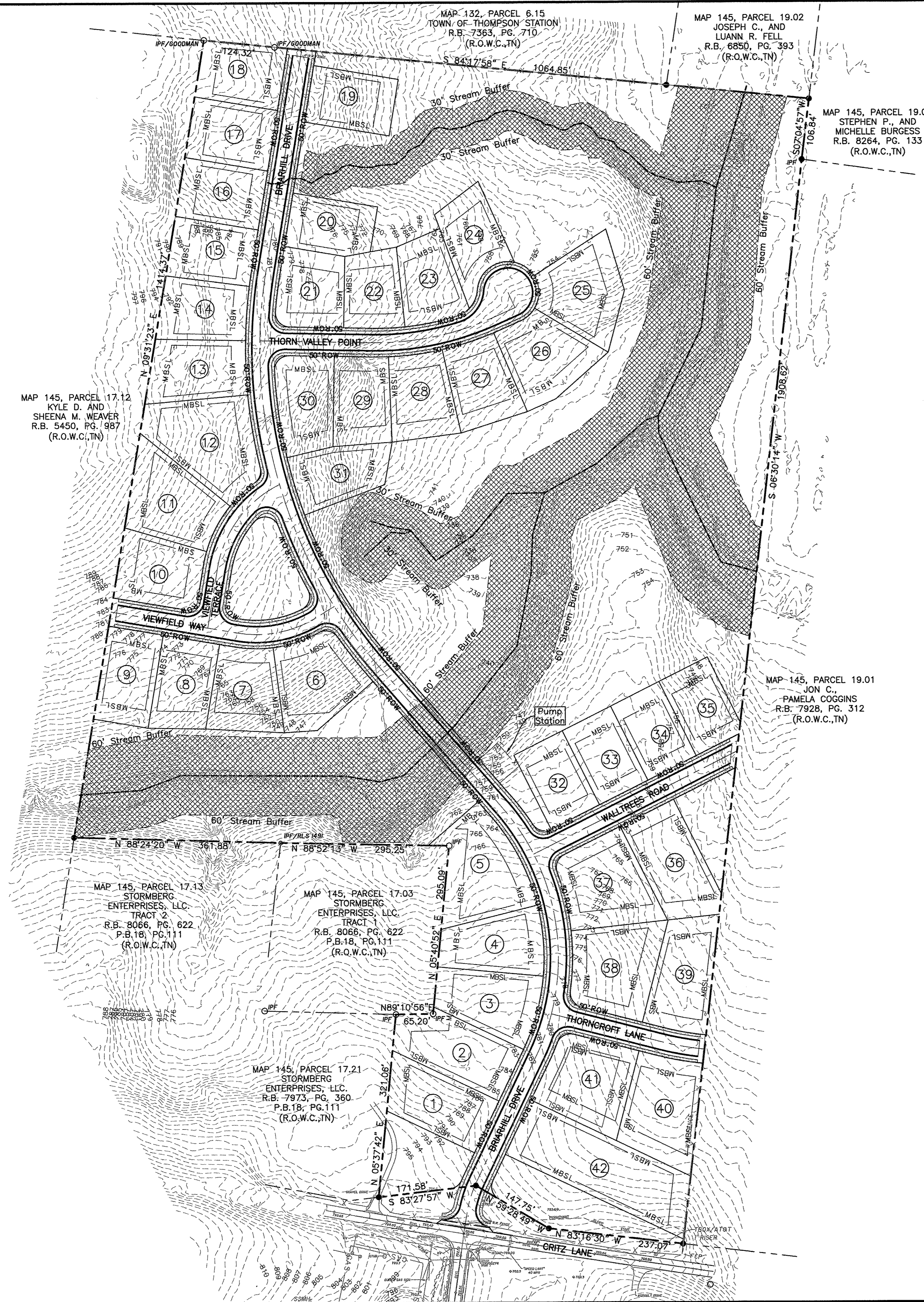
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By: Richard Houze Date: 9/23/21
Richard Houze, P.E. TN. Reg. #108494

Sheet C0.0
Briarhill Estates Subdivision
Concept Plan
S.E.C. Project #21204
Date: 8/16/2021
Revised: 9/23/2021 Update Layout

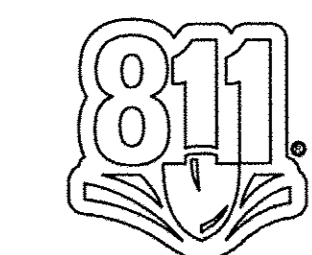
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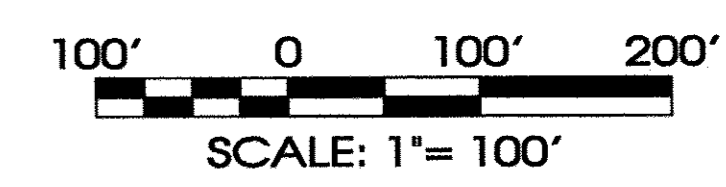
Lot #	Lot Area (s.f.)
1	18829
2	20671
3	18434
4	17227
5	24062
6	20274
7	16975
8	15750
9	15974
10	16891
11	21069
12	26160
13	17566
14	15685
15	15127
16	15435
17	15764
18	15391
19	15000
20	13928
21	15214
22	13251
23	14777
24	14613
25	20329
26	19052
27	16061
28	16061
29	15282
30	16222
31	15319
32	13775
33	13775
34	13775
35	13682
36	21012
37	22397
38	22557
39	20001
40	22537
41	22010
42	34401

Legend:			
	EXIST. CONCRETE MONUMENT		BENCHMARK
	IRON PIN SET (I.P.S.)		HANDICAP SYMBOL
	IRON PIN FOUND (I.P.F.)		VAN ACCESSIBLE HANDICAP DESIGNATION
	EXIST. SIGN POST		HC SIGN
	EXIST. SEWER CLEANOUT		PROPOSED SIGN POST
	EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD
	EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP
	EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK
	EXIST. TELEPHONE RISER		EXTRUDED CURB
	EXIST. GAS RISER		CURB & GUTTER
	ELECTRICAL ENCLOSURE		TRAFFIC ARROW
	EXIST. WATER METER		TURN LANE ARROWS
	EXIST. UTILITY POLE		REVISION NUMBER
	EXIST. FIRE HYDRANT		#1 DRAINAGE STRUCTURE DESIGNATION
	POST INDICATOR VALVE		DRAINAGE PIPE DESIGNATION
	BLOW OFF VALVE		RIP RAP
	REDUCER		RUNOFF FLOW ARROW
	REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION
	CONCRETE THRUST BLOCK		PROPOSED SPOT ELEVATION
	DOUBLE DETECTOR CHECK VALVE		EXIST. SPOT ELEVATION
	FIRE DEPT. CONNECTION		SEWER/STORM FLOW DIRECTION
	FIRE HYDRANT		CATCH BASIN
	GATE VALVE & BOX		CURB INLET
	WATER METER		AREA DRAIN
	GAS METER		HEADWALL
	GREASE TRAP		WINGED HEADWALL
	EXTERIOR CLEANOUT ECO		CONCRETE SWALE
	MANHOLE		TYPE X-HEADWALL
	LIGHT POLE		CANOPY LIGHT

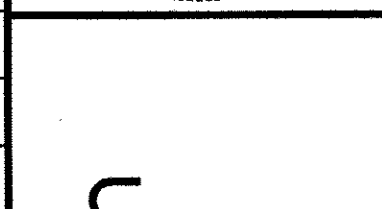
EXISTING PHONE	PH
EXISTING ELECTRIC	OH
PROPERTY LINE	---
EASEMENTS	---
RIGHT OF WAY	50' ROW
EROSION CONTROL SILT FENCE	SF SF
EROSION EEL	E E E
EXISTING TREELINE	~ ~ ~
EXISTING FENCELINE	X X
MINIMUM BUILDING SETBACK LINE	MBSL
PHASE BOUNDARY	-----
EXISTING GAS LINE	GAS
PROPOSED GAS LINE	GAS
EXISTING STORM	STM
PROPOSED STORM	STM
EXISTING CONTOUR LINES	601
PROPOSED CONTOUR LINES	601
EXISTING SANITARY SEWER	SS SS
PROPOSED SANITARY SEWER	SS SS
EXISTING WATER	W W
PROPOSED WATER	W W
FORCEMAIN	FM FM
FORCEMAIN RETURN	FMR FMR
FLOODWAY	FW



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 The site as shown on these construction drawings is intended to achieve specific engineering design criteria and objectives. It is the sole responsibility of the owner/developer to ensure that the construction of the site shown on these construction drawings is in total accordance with the design as noted, described, or otherwise indicated on these drawings. SEC, Inc. is not responsible for or liable for any damage or injury resulting from the construction of the site shown on these drawings.



**Briarhill Estates Subdivision
 Concept Plan**
 Thompson's Station, Tennessee

REVISED: 9/23/2021 Update Layout

DRAWN: MLG
DATE: 8/16/2021
CHECKED: RH
FILE NAME: 21204Briarhill.dwg
SCALE: 1" = 100'
JOB NO. 21204
SHEET: C0.1

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Fax: (615) 794-3313
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1550 Thompson's Station Road W.
P.O. Box 100
Thompson's Station, TN 37179

DATE: October 26, 2021
TO: Planning Commission
FROM: Micah Wood, Planning Director
SUBJECT: Item 5- Whistlestop Section 7a, 7b, and 7c Final Plat Extensions

Pursuant to Section 5.2.7(e) of the Land Development Ordinance, a final plat may be extended for 6 months if it has not been recorded within one-year of approval from the Planning Commission. The applicant for Whistlestop Section 7 has requested his first 6-month extension for Section 7a, 7b, and 7c of the Whistlestop Subdivision.

These plats must be either be recorded or the applicant must request an additional extension by April 17, 2022.

Attachments
Applicant email

From: [Preston Ryon](#)
To: [Micah Wood](#)
Cc: [Jay Franks](#); [James Mathews](#)
Subject: Section 7 Whistle Stop
Date: Monday, October 18, 2021 1:49:05 PM

Micah,

Thank you for taking my call today.

Per our conversation we would like to extend that plat on the Townhomes in Section 7 of Whistle Stop.
Please let me know if you have any questions or need anything from our team.

Thanks,

Preston Ryon
Partner
Stratum LP
615-416-3125



October 26, 2021

TO: Planning Commissioners

FROM: Micah Wood, AICP
Planning Director

SUBJECT: Item 6a – Bond Action Agenda

The following bonds are on the Bond Action Agenda. The recommendations are summarized for each item, below.

Bond Actions

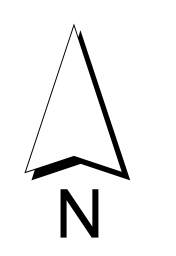
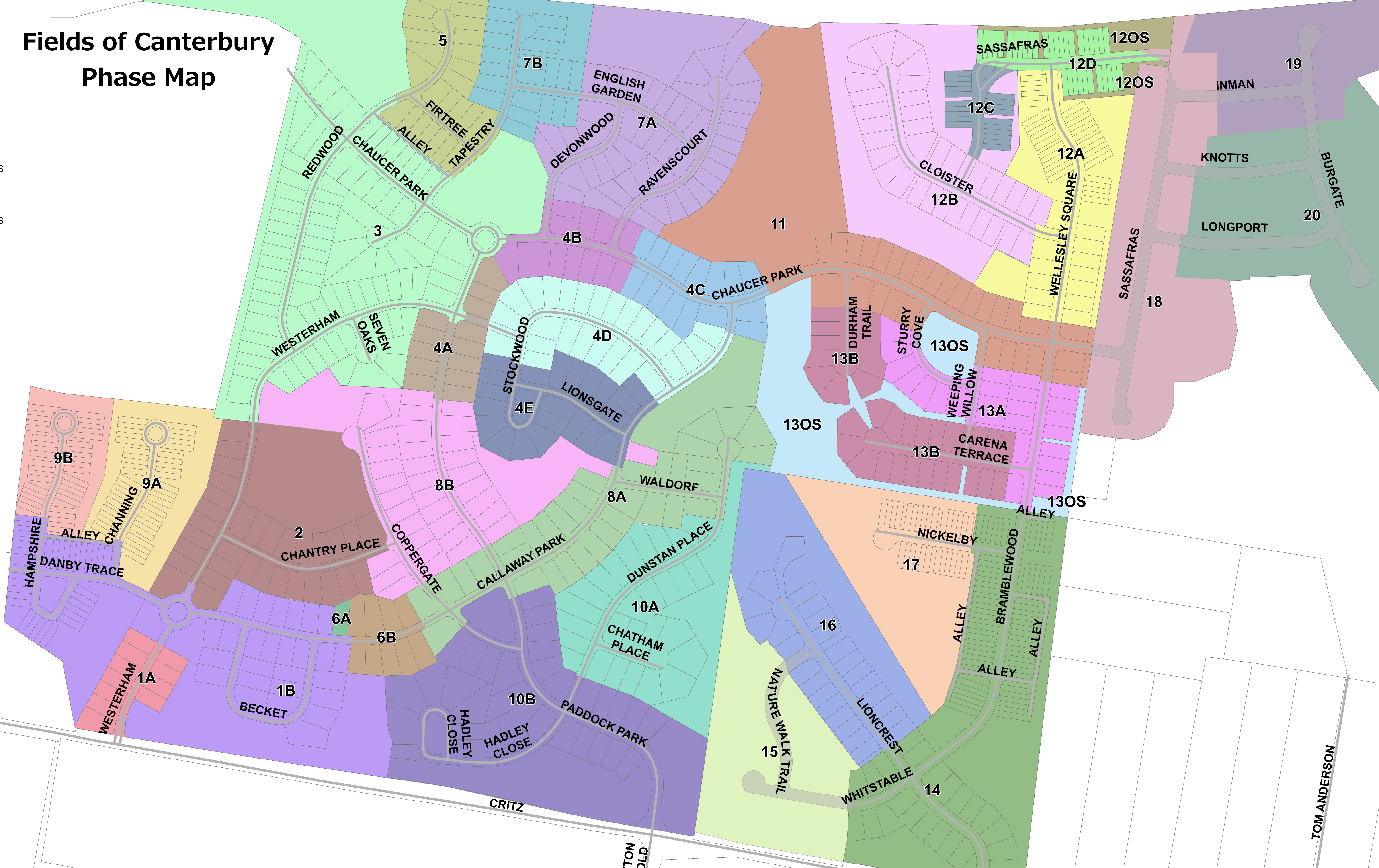
1. Canterbury 8A RDEC Performance Bond Release:
Town Staff recommends that Planning Commission release the Performance Bond and approve the Maintenance Bond
2. Canterbury 8A Sewer Performance Bond Release:
Town Staff recommends that Planning Commission release the Performance Bond and approve the Maintenance Bond
3. Canterbury 8B RDEC Performance Bond Release:
Town Staff recommends that Planning Commission release the Performance Bond and approve the Maintenance Bond
4. Canterbury 8B Sewer Performance Bond Release:
Town Staff recommends that Planning Commission release the Performance Bond and approve the Maintenance Bond
5. Canterbury 10B RDEC Performance Bond Release:
Town Staff recommends that Planning Commission release the Performance Bond and approve the Maintenance Bond
6. Canterbury 10B Sewer Performance Bond Release:
Town Staff recommends that Planning Commission release the Performance Bond and approve the Maintenance Bond
7. Canterbury 15 Sewer Performance Bond Release:
Town Staff recommends that Planning Commission release the Performance Bond and approve the Maintenance Bond
8. Canterbury 4 RDEC Maintenance Bond Release:
Town Staff recommends that Planning Commission release the Maintenance Bond

Items 6a(1)-(8) may be considered as 1 action item by Planning Commission with approval of the Bond Action Agenda. If there are questions/concerns on any item, it can be removed from the Bond Action Agenda and any others may be approved as a whole.

Legend

- Phase
- 10A
- 10B
- 11
- 12A
- 12B
- 12C
- 12D
- 12OS
- 13A
- 13B
- 13OS
- 14
- 15
- 16
- 17
- 18
- 19
- 1A
- 1B
- 2
- 20
- 3
- 4A
- 4B
- 4C
- 4D
- 4E
- 5
- 6A
- 6B
- 7A
- 7B
- 8A
- 8B
- 9A
- 9B

Fields of Canterbury Phase Map



1 inch = 183 feet

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 Thompson's Station, TN 37179

THOMPSON'S STATION BOND ACTION FORM

BOND	<p style="text-align: center;">Canterbury Subdivision, Section 8A RDEC</p> <p style="text-align: center;"><u>Amount</u> \$290,000</p>
ACTION REQUEST	<p style="text-align: center;">Release Performance Bond and establish a Maintenance Bond for 1-year.</p>
PLANNING COMMISSION ACTION	<p style="text-align: center;">Recommend release Performance Bond and establish a Maintenance Bond in the amount of \$29,000 for 1-year.</p>
PUBLIC IMPROVEMENT ACTION	<p style="text-align: center;">Recommend dedication of the public improvement to BOMA</p>
BOMA ACTION	

Bond History

On June 24, 2014, Section 8A was approved for the public improvement noted above.

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

Staff recommends the following:

1. Release Performance Bond for RDEC and establish a Maintenance Bond for sewer in the amount of \$29,000 for a 1-year period.
2. Recommend BOMA accept dedication of the public improvement.

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

THOMPSON'S STATION BOND ACTION FORM

BOND	<p style="text-align: center;">Canterbury Subdivision, Section 8A Sewer</p> <p style="text-align: center;"><u>Amount \$144,000</u></p>
ACTION REQUEST	<p style="text-align: center;">Release Performance Bond and establish a Maintenance Bond for 1-year.</p>
PLANNING COMMISSION ACTION	<p style="text-align: center;">Recommend release Performance Bond and establish a Maintenance Bond in the amount of \$15,000 for 1-year.</p>
PUBLIC IMPROVEMENT ACTION	<p style="text-align: center;">Recommend dedication of the public improvement to BOMA</p>
BOMA ACTION	

Bond History

On June 24, 2014, Section 8A was approved for the public improvement noted above.

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

Staff recommends the following:

1. Release Performance Bond for RDEC and establish a Maintenance Bond for sewer in the amount of \$15,000 for a 1-year period.
2. Recommend BOMA accept dedication of the public improvement.

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

THOMPSON'S STATION BOND ACTION FORM

BOND	<p style="text-align: center;">Canterbury Subdivision, Section 8B RDEC</p> <p style="text-align: center;"><u>Amount \$98,000</u></p>
ACTION REQUEST	<p style="text-align: center;">Release Performance Bond and establish a Maintenance Bond for 1-year.</p>
PLANNING COMMISSION ACTION	<p style="text-align: center;">Recommend release Performance Bond and establish a Maintenance Bond in the amount of \$10,000 for 1-year.</p>
PUBLIC IMPROVEMENT ACTION	<p style="text-align: center;">Recommend dedication of the public improvement to BOMA</p>
BOMA ACTION	

Bond History

On October 27, 2015, Section 8B was approved for the public improvement noted above.

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

Staff recommends the following:

1. Release Performance Bond for RDEC and establish a Maintenance Bond for sewer in the amount of \$10,000 for a 1-year period.
2. Recommend BOMA accept dedication of the public improvement.

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 Fax: (615) 794-3313
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 Thompson's Station, TN 37179

THOMPSON'S STATION BOND ACTION FORM

BOND	<p style="text-align: center;">Canterbury Subdivision, Section 8B Sewer</p> <p style="text-align: center;"><u>Amount</u> \$63,000</p>
ACTION REQUEST	<p style="text-align: center;">Release Performance Bond and establish a Maintenance Bond for 1-year.</p>
PLANNING COMMISSION ACTION	<p style="text-align: center;">Recommend release Performance Bond and establish a Maintenance Bond in the amount of \$7,000 for 1-year.</p>
PUBLIC IMPROVEMENT ACTION	<p style="text-align: center;">Recommend dedication of the public improvement to BOMA</p>
BOMA ACTION	

Bond History

On October 27, 2015, Section 8B was approved for the public improvement noted above.

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

Staff recommends the following:

1. Release Performance Bond for RDEC and establish a Maintenance Bond for sewer in the amount of \$7,000 for a 1-year period.
2. Recommend BOMA accept dedication of the public improvement.

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 Fax: (615) 794-3313
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1550 Thompson's Station Road W.
 P.O. Box 100
 Thompson's Station, TN 37179

THOMPSON'S STATION BOND ACTION FORM

BOND	<p style="text-align: center;">Canterbury Subdivision, Section 10B RDEC</p> <p style="text-align: center;"><u>Amount</u> \$163,000</p>
ACTION REQUEST	<p style="text-align: center;">Release Performance Bond and establish a Maintenance Bond for 1-year.</p>
PLANNING COMMISSION ACTION	<p style="text-align: center;">Recommend release Performance Bond and establish a Maintenance Bond in the amount of \$17,000 for 1-year.</p>
PUBLIC IMPROVEMENT ACTION	<p style="text-align: center;">Recommend dedication of the public improvement to BOMA</p>
BOMA ACTION	

Bond History

On November 15, 2016, Section 10B was approved for the public improvement noted above.

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

Staff recommends the following:

1. Release Performance Bond for RDEC and establish a Maintenance Bond for sewer in the amount of \$17,000 for a 1-year period.
2. Recommend BOMA accept dedication of the public improvement.

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



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

THOMPSON'S STATION BOND ACTION FORM

BOND	<p style="text-align: center;">Canterbury Subdivision, Section 10B Sewer</p> <p style="text-align: center;"><u>Amount</u> \$127,000</p>
ACTION REQUEST	<p style="text-align: center;">Release Performance Bond and establish a Maintenance Bond for 1-year.</p>
PLANNING COMMISSION ACTION	<p style="text-align: center;">Recommend release Performance Bond and establish a Maintenance Bond in the amount of \$13,000 for 1-year.</p>
PUBLIC IMPROVEMENT ACTION	<p style="text-align: center;">Recommend dedication of the public improvement to BOMA</p>
BOMA ACTION	

Bond History

On November 15, 2016, Section 10B was approved for the public improvement noted above.

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

Staff recommends the following:

1. Release Performance Bond for sewer and establish a Maintenance Bond for sewer in the amount of \$13,000 for a 1-year period.
2. Recommend BOMA accept dedication of the public improvement.

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 Fax: (615) 794-3313
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1550 Thompson's Station Road W.
 P.O. Box 100
 Thompson's Station, TN 37179

THOMPSON'S STATION BOND ACTION FORM

BOND	<p>Canterbury Subdivision, Section 15 Sewer</p> <p><u>Amount:</u> \$154,000</p>
ACTION REQUEST	Release Performance Bond and establish a Maintenance Bond for 1-year.
PLANNING COMMISSION ACTION	Recommend release Performance Bond and establish a Maintenance Bond in the amount of \$16,000 for 1-year.
PUBLIC IMPROVEMENT ACTION	Recommend dedication of the public improvement to BOMA
BOMA ACTION	

Bond History

On November 17, 2020, Section 15 was approved for the creation of single-family lots within Canterbury. The plat was approved with a surety for sewer in the amount of \$154,000.

Staff recommends the following:

1. Release Performance Bond for RDEC and establish a Maintenance Bond for sewer in the amount of \$16,000 for a 1-year period.
2. Recommend BOMA accept dedication of the public improvement.

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Fax: (615) 794-3313
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1550 Thompson's Station Road W.
P.O. Box 100
Thompson's Station, TN 37179

THOMPSON'S STATION BOND ACTION FORM

BOND	Canterbury Subdivision, Section 4 RDEC <u>Amount:</u> \$144,000
ACTION REQUEST	Release Maintenance Bond
PLANNING COMMISSION ACTION	Recommend release Maintenance Bond
PUBLIC IMPROVEMENT ACTION	Recommend acceptance of the public improvement to BOMA
BOMA ACTION	

Staff recommends the following:

1. Release Maintenance Bond for RDEC.
2. Recommend BOMA accept the public improvement.