

Town of Thompson's Station
Municipal Planning Commission
Meeting Agenda
November 17, 2020

Meeting Called To Order - Roll Call

Statement By Chair Relating To Conducting The Planning Commission Meeting By Electronic Means Of Due To COVID-19 State Of Emergency

Documents:

[INTRODUCTION STATEMENT FOR TS PC NOV 2020.PDF](#)

Minutes-

Consideration Of The Minutes Of The October 27, 2020 Meeting

Documents:

[OCTOBER 2020 MINUTES.PDF](#)

Public Comment

Any citizen desiring to make a comment can submit their written comments to the Town, which will be included in the meeting minutes for public perusal.

Email your comments to Town Hall at INFO@THOMPSONS-STATION.COM with November Planning Commission Public Comments as the Subject Line.

Contact the Town Community Development office with any questions at (615) 794-4333 ext. 12.

Planner Report

Agenda Items

1. Canterbury Subdivision Final Plat – Section 15 For The Creation Of 26 Single Family Lots And 3 Open Space Lots Located North Of Critz Lane.

Documents:

[ITEM 1 FIELDS OF CANTERBURY FP 15 PC STAFF REPORT 11-17-20.PDF](#)
[ITEM 1 FIELDS OF CANTERBURY FINAL PLAT SEC 15.PDF](#)

2. Whistle Stop Subdivision Final Plat – Section 7a For The Creation Of 36 Townhomes Lots And 4 Open Space Lots Located West Of Thompson’s Station Road West.

Documents:

[ITEM 2 WHISTLE STOP FP 7A PC STAFF REPORT 11-17-20.PDF](#)
[ITEM 2 WHISTLE STOP SECTION 7A FINAL PLAT.PDF](#)

3. Whistle Stop Subdivision Final Plat – Section 7b For The Creation Of 20

Townhomes Lots And 4 Open Space Lots Located West Of Thompson's Station Road West.

Documents:

[ITEM 3 WHISTLE STOP FP 7B PC STAFF REPORT 11-17-20.PDF](#)
[ITEM 3 WHISTLE STOP SECTION 7B FINAL PLAT.PDF](#)

4. Whistle Stop Subdivision Final Plat – Section 7c For The Creation Of 32 Townhomes Lots And 3 Open Space Lot Located West Of Thompson's Station Road West.

Documents:

[ITEM 4 WHISTLE STOP FP 7C PC STAFF REPORT 11-17-20.PDF](#)
[ITEM 4 WHISTLE STOP SECTION FINAL PLAT 7C.PDF](#)

5. Request For Annexation And A Plan Of Services For Map 153 Parcels 3 And 4 (Unnumbered Evergreen Road), Totaling Approximately 59 Acres, Located Within The Town's Urban Growth Boundary, South Of Evergreen Road.

Documents:

[ITEM 5 ANNEXATION PC MEMO MAP 153 PARCEL 3 AND 4 FOX BROTHERS-EVERGREEN ROAD 11-17-20.PDF](#)
[ITEM 5 PLAN OF SERVICES MAP 153 PARCELS 3 AND 4 EVERGREEN RD.PDF](#)
[ITEM 5 FOX PROPERTY ANNEXATION SURVEY.PDF](#)
[ITEM 5 ANNEXATION AREA MAP 153 PARCELS 3 AND 4.PNG](#)

Bond Actions/Reports

6. Bridgemore Village Section 6C

Documents:

[ITEM 6 BRIDGEMORE VILLAGE 6C SURETY STAFF REPORT.PDF](#)

7. Bridgemore Village Section 6D

Documents:

[ITEM 7 BRIDGEMORE VILLAGE 6D SURETY STAFF REPORT.PDF](#)

8. Update On Bonds

Adjourn

This meeting will be held remotely due to the Public Health Emergency related to COVID-19 & will be live-streamed via our website at www.thompsons-station.com

STATEMENT FOR THE RECORD AT START OF MEETING
Thompson's Station Planning Commission

Hello and welcome to this the November 17th, 2020, Planning Commission meeting for the Town of Thompson's Station.

Pursuant to the Guidance from the Office of the Comptroller for the State of Tennessee and in accordance with Governor Lee's Executive Order # 60 (which was previously extended by Executive Order # 16, 34, and 51): due to the treatment and containment of COVID-19.

This Town of Thompson's Station Planning Commission meeting, with notice, is being held virtually and being recorded to protect the public health, safety, and welfare of the Citizens of Thompson's Station in light of the coronavirus and to continue to allow the Town to function and operate.

Further, it is the desire of the Planning Commission to include this determination in the minutes for this meeting.

We understand that we, the Thompson's Station Planning Commission, serves the Town of Thompson's Station, which is why we are currently recording this virtual meeting, broadcasting it live for public viewing and uploading and preserving it for future viewing.

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson 's Station, Tennessee
October 27, 2020

Call to Order:

The meeting of the Municipal Planning Commission of the Town of Thompson's Station was called to order at 7:00 p.m. on 27th day of October 2020 via electronic means under the authority of the Governor's Executive Order related to public meetings during the COVID-19 emergency with the required quorum.

The following statement was read by Planning Chairman Trent Harris:

Hello and welcome to this the October 27th, 2020, Planning Commission meeting for the Town of Thompson's Station.

Pursuant to the Guidance from the Office of the Comptroller for the State of Tennessee and in accordance with Governor Lee's Executive Order # 60 (which was previously extended by Executive Order # 16, 34, and 51): due to the treatment and containment of COVID-19.

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We understand that we, the Thompson's Station Planning Commission, serves the Town of Thompson's Station, which is why we are currently recording this virtual meeting, broadcasting it live for public viewing and uploading and preserving it for future viewing.

A recording of this meeting will be available on the Town of Thompson's Station's web site at thompsons-station.com within 24 hours of this meeting.

Members and staff virtually present were: Chairman Trent Harris; Alderman Shaun Alexander; Commissioner Luis Parra; Commissioner Sheila Shipman; Commissioner Tara Rumppler; Commissioner Kreis White; Commissioner Bob Whitmer; Interim Town Planner Micah Wood; Planning Technician Jennifer Jones; IT Coordinator Tyler Rainey and Town Attorney Andrew Mills.

Also present were Mr. Jay Franks, applicant 1; Mr. Jamie Reed, applicant 1; Mr. Josh Denton, Attorney for applicant 1; Rick McEachern, applicant 2; and Jonathan Smith with Barge Design as consultant for the Town.

Minutes:

The minutes of the September 22nd, 2020 regular meeting were presented.

Commissioner Whitmer made a motion to approve the September 22nd, 2020 meeting minutes.

Roll Call Vote:

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	Yea	Alderman Alexander	Yea

Commissioner Shipman	Yea	Commissioner Rumpler	Yea	Commissioner White	Yea
Commissioner Whitmer	Yea				
Yea	7	Nay	0	Abstain	0

Public Comment:

Mayor Corey Napier – 2691 Pantall Road

Dear Commissioners,

I am submitting these comments for tonight’s public comments. First, I very much appreciate your service to our community, especially in these trying times and as we confront unprecedented growth pressures on our town. Global megatrends of millennials and retiring boomers alike moving south to low(er) tax, milder climate states like ours and the shift of many out of high-density cities due to COVID continue to make Thompson’s Station a highly desirable option. Our voting rolls and census numbers prove it.

We should expect heightened development interest in our town to continue. We are in a prime position to grow on our terms and at a sustainable pace. In the past few years, we have put in place land planning tools to help us achieve our small town character that is and will be the envy of many.

My reason for writing is one of concern that most of us, including me, are new to our LDO generally and the Transect Zoning process specifically. The LDO is our guide star and constitution if you will for what the community desires. It was put in place to help ensure we provide clarity of key values and desires for where and what development will look like as we strive for important amenities like parks, walkable trails/neighborhoods, viewsheds, wildlife habitats and “must haves” like commercial/retail sales tax generating entities and zones to help pay the town bills. Our LDO reflects the effort and consensus of an overwhelming number of our community.

One unique facet of our LDO is that it provides for a “Transect Zone” whose classification is to provide the Planning Commission and BOMA with a zoning tool to assist with certain types of planning where the town would like to consider perhaps a higher density arrangement with a range of housing types in exchange for an amenity package and economic package that lends itself to supporting the request. Envision neighborhoods like Westhaven or Berry Farms locally or Serenbee in Georgia or Seaside in Florida. The transect zone is not an automatic “upzone” right and its intent is to be used sparingly in cases where the town receives amenities and buildout that deliver the things articulated in our LDO.

My challenge to the Commission and to others in elected and appointed positions is this:

- Are we getting a fair bargain for approving the Transect Zone to help growth pay for itself?
- Are the economics clearly understood in those commercial/retail districts vs. being ambiguous?
- Is there an understandable and exciting amenity package for residents to use including those not living within that transect zone?
- Are the design elements visually appealing and congruent with Town values?
- Are the amenities and commercial district woven together in a cohesive manner?
- Do the walkable amenities like sidewalks and trails connect to the rest of the community?
- Based on the density requests are we requesting public service land within the zone (fire and police and regional sewer connectivity of the future)?

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- Does the traffic study/plan truly address the future buildout volumes to minimize impact and maximize safety today and at final buildout?
- When does the commercial section start vs. residential? What phase is most important?
- What level of developer and staff plat planning is acceptable to the Commission prior to your final approvals?
- Are you comfortable with the developer agreement(s) or are there specific things you want to see addressed?

My bottom line is that transect zones are by nature very flexible and are highly designed areas that represent a real opportunity to set the tone and maximize the potential for certain areas of town as already designated in our LDO. We should be strategic, deliberate and thorough and ensure we know what we are getting in these zones. The Commission has the power and responsibility to see that the Town achieves a lasting design that will complement our town today and 200 years from now.

Thank you again for helping our community be one of America's best small towns!

Town Planner Report:

- Reminder of Planning Commission training on November 13th, 2020.

New Business:

- 1. Pleasant Creek Preliminary Plat (PP 2020-004) for the creation of 412 residential lots, four commercial lots and associated open space lot located along Lewisburg Pike (Map 154 Parcel 50).**

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

1. The applicant shall set a pre-application meeting with Town Staff prior to the submittal of the constructions plans for this development.
2. Prior to the approval of construction plans, the developer shall enter into a development agreement for the project.
3. Prior to the approval of construction plans, the developer shall obtain any necessary permits through the Tennessee Department of Environment and Conservation.
4. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer.
5. Prior to the submittal of the first final plat for this subdivision, a copy of the CCRs shall be submitted for Town review.
6. 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.
7. Streetlights shall be incorporated in accordance with the Land Development Ordinance and shall be documented on the construction drawings.
8. All recommendations within the traffic study shall be completed.
9. Any change of use or expansion of the project site shall conform to the requirements set forth within the Land Development Ordinance and shall be approved prior to the implementation of any changes to the project.

After discussion, Commissioner Whitmer made a motion to approve Item 1, (PP 2020-004), Pleasant Creek Preliminary Plat for the creation of 412 residential lots, four commercial lots and an associated open space lot located along Lewisburg Pike and add a second pool onsite and allowance to tie into the greenway trail.

Roll Call Vote:

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Nay	Commissioner Parra	Yea	Alderman Alexander	Yea
Commissioner Shipman	Yea	Commissioner Rumpler	Nay	Commissioner White	Nay
Commissioner Whitmer	Yea				
Yea	4	Nay	3	Abstain	0

2. Zoning associated with Annexation of property located at 4440 Les Watkins Rd

Mr. Wood reviewed his Staff report and recommends the Graystone Quarry SP zoning district be extended to zone this property.

After discussion, Commissioner White made the motion to approve Item 2, zoning associated with Annexation of property located at 4440 Les Watkins Rd.

Roll Call Vote:

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	Yea	Alderman Alexander	Yea
Commissioner Shipman	Yea	Commissioner Rumpler	Yea	Commissioner White	Yea
Commissioner Whitmer	Yea				
Yea	7	Nay	0	Abstain	0

3. Advisory opinion on BZA case.

Mr. Wood reviewed his memo and asked the Planning Commission if they desired to submit and advisory opinion on the administrative review of conflict of regulations and the LDO for wireless communications facilities.

After discussion, Commissioner White made a motion to as the BZA to defer the opinion to the Board of Mayor and Aldermen.

Roll Call Vote:

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	Yea	Alderman Alexander	Yea
Commissioner Shipman	Yea	Commissioner Rumpler	Yea	Commissioner White	Yea
Commissioner Whitmer	Yea				
Yea	7	Nay	0	Abstain	0

There being no further business, the meeting was adjourned at 9:39 p.m.

Trent Harris, Chairman

Attest:

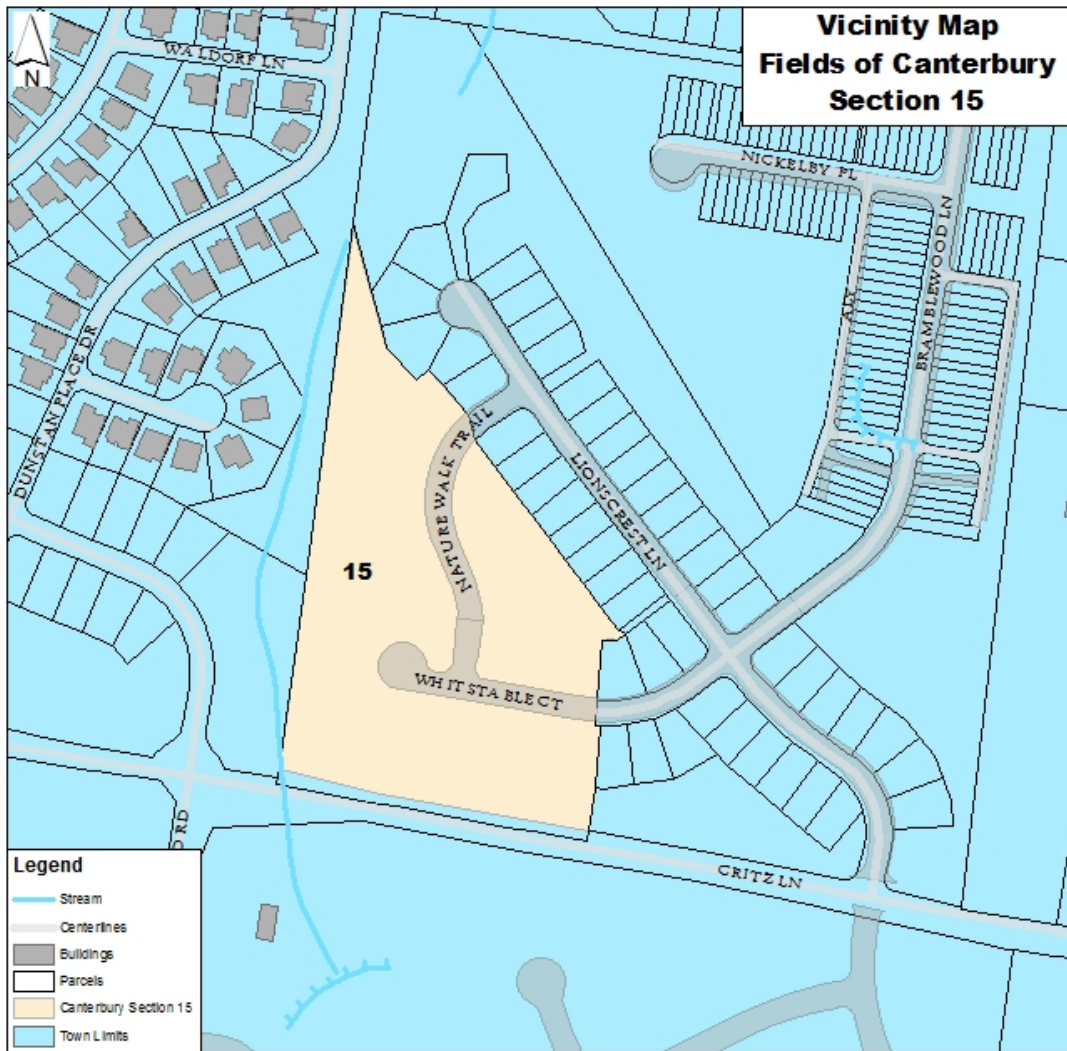
Shaun Alexander, Secretary

**Thompson's Station Planning Commission
Staff Report – Item 1 (FP 2020-009)
November 17, 2020**

The Fields of Canterbury Final Plat – Section 15 for the creation of 26 single family lots and three open space lots.

PROJECT DESCRIPTION

Ragan Smith & Associates, on behalf of Evans North, LLC submitted a request for a final plat to establish 26 single family lots & 3 open space lots.



ANALYSIS

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

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

Section 15 consists of single family and open space lots that cover a total of 11.03 acres and associated public infrastructure along Lioncrest Lane and Nature Walk Trail. The site design, roadways, and public infrastructure depicted on the plat conform to the LDO and the preliminary plat for this development.

Sureties

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

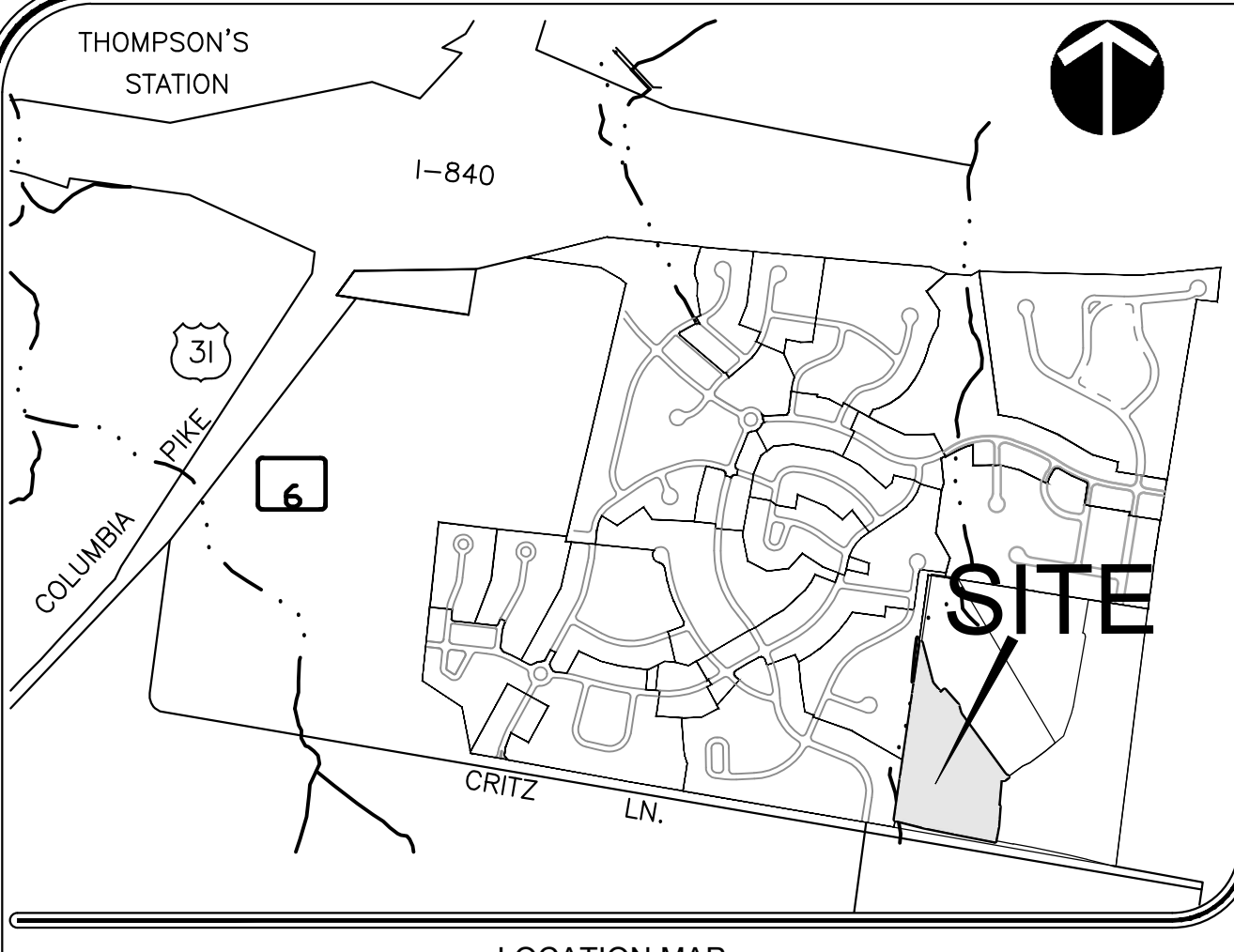
Per the Town Engineer's review, the roadway for this section is completed to subgrade. Drainage construction and erosion control is on-going. After an evaluation of this section and the progress of the construction, the Town Engineer recommends that the roads, drainage, and erosion control surety should be set at \$410,000.

Improvements to the sewer are required. After an evaluation of the on-going progress of the sewer, the Town Engineer recommends that the sewer surety be set at \$154,000.

RECOMMENDATION

Based on the project's compliance with the approved Phase 14 preliminary plat and the LDO, Staff recommends that the Planning Commission approve the final plat with the following contingencies:

1. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$410,000 for roadways, drainage and utilities.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$154,000 for sewer.
3. All tree replacements shall be installed in accordance with the approved replacement plan for phase 15.
4. As built drawings shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.



GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE 26 SINGLE FAMILY LOTS AND 3 OPEN SPACE TRACTS.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 1983). GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO CONTROL POINTS ON THE SURVEYED PROPERTY IN ORDER TO ESTABLISH THE BEARING BASE FOR THE SURVEY. TYPE EQUIPMENT USED: TRIMBLE, MODEL R10, DUAL FREQUENCY RECEIVER. THE TYPE OF GPS SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC. THE RELATIVE POSITIONAL ACCURACY IS 0.005'.
- THE PROPERTY IS ZONED D3 (HIGH DENSITY RESIDENTIAL). MAXIMUM LOT COVERAGE (SINGLE FAMILY) - 55%. MINIMUM BUILDING SETBACKS: (LOTS 1501-1526): FRONT - 20' SIDE - 7.5' REAR - 20'
- WITHIN ALL NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS AND THE MTEMC FEEDER LINE RUNNING NORTH/SOUTH ALONG THE DISTANCE OF THE TVA TRANSMISSION LINE EASEMENT), GAS, SEWER, TELEPHONE, AND WATERLINES SHALL BE PLACED UNDERGROUND. SEE VARIANCE GRANTED BY THE TOWN OF THOMPSON'S STATION M.P.C. APRIL 16, 2007 FOR THE FIELDS OF CANTERBURY REGARDING M.T.E.M.C. OVERHEAD POWER LINES.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NOS. 47187C0335F, 47187C0345F, 47187C0365F WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 470424, PANEL NOS. 0335, 0345, AND 0365, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" (OTHER AREAS) UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL, DIAL 811.
- DOMESTIC WATER SUPPLY INFORMATION TAKEN FROM PLANS FOR HB&TS BY JAMES C. HAILEY AND CO., DATED JULY 31, 2018.
- ALL SIDEWALKS, PUBLIC STREETS AND DRAINAGE STRUCTURES WITHIN THE RIGHTS-OF-WAY WILL BE MAINTAINED BY THE TOWN OF THOMPSON'S STATION.
- HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF STORMWATER INFRASTRUCTURE LOCATED IN DRAINAGE EASEMENTS AND ALL OPEN SPACE, INCLUDING LANDSCAPE AND DETENTION/RETENTION AREAS.
- LOTS SHOWN WITH (*) ARE DESIGNATED AS CRITICAL LOTS AND HAVE NATURAL SLOPES IN EXCESS OF 15% PER SECTION 3-102.104 OF THE SUBDIVISION REGULATIONS. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A SITE GRADING PLAN FOR DEVELOPMENT OF THE LOT SHALL BE SUBMITTED ADDRESSING SITE SPECIFIC NATURAL RESOURCE ISSUES TO THE TOWN OF THOMPSON'S STATION FOR REVIEW AND APPROVAL. NO BUILDING PERMIT WILL BE ISSUED ON SAID LOTS UNTIL AND UNLESS THE TOWN ENGINEER HAS RECEIVED AND APPROVED THE SITE PLAN.
- I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:15,715.

BY: Kevin L. Birdwell, TN RLS #1797 DATE: OCTOBER 16, 2020

- ALL OPEN SPACE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT.
- STREET LIGHT LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATION TO BE COORDINATED WITH MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION.
- ON CORNER LOTS THE ADDRESS WILL BE WHERE THE DRIVEWAY IS LOCATED.

DEED REFERENCE
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO EVANS NORTH, LLC FROM AMBER LANE DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 7195, PAGE 444, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE
BEING PARCEL NUMBER 6.05 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 145.

LEGEND

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

* CRITICAL LOT (SEE NOTE 10)

OS OPEN SPACE

Know what's below. Call before you dig.



LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
1501	8,118	0.19
1502	7,500	0.17
1503	7,500	0.17
1504	7,500	0.17
1505	7,500	0.17
1506	7,500	0.17
1507	8,742	0.20
1508	12,041	0.28
1509	11,706	0.27
1510	12,308	0.28
1511	8,673	0.20
1512	8,876	0.20
1513	7,987	0.18
1514	8,963	0.21
1515	8,963	0.21
1516	8,800	0.20
1517	8,827	0.20
1518	8,780	0.20
1519	10,033	0.23
1520	7,500	0.17
1521	8,466	0.19
1522	9,826	0.23
1523	8,291	0.19
1524	7,500	0.17
1525	7,500	0.17
1526	7,936	0.18

OPEN SPACE LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
1597	3,882	0.09
1598	31,998	0.73
1599	163,048	3.74

SITE DATA TABLE (SECTION 15)

TOTAL LOT AREA	- 5.22 ACRES±
TOTAL OPEN SPACE AREA	- 4.56 ACRES±
TOTAL R.O.W. AREA	- 1.25 ACRES±
TOTAL SITE AREA	- 11.03 ACRES±
TOTAL LINEAR FT OF PUBLIC ROAD	- 992 FEET±

RECORDER'S INFORMATION

DATE: OCTOBER 16, 2020
JOB NO. 05-043

SCALE: 1"=200'
W.O. 1106

OWNER / DEVELOPER
EVANS NORTH, LLC
C/O BUCKY INGRAM
121 FIRST AVENUE SOUTH, SUITE 210
FRANKLIN, TENNESSEE 37064
(615) 794-6401

CERTIFICATE OF OWNERSHIP & DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK 7195, PAGE 444, R.O.W.C. AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS.

DATE: 10/16/20
EVANS NORTH, LLC

TITLE:

CERTIFICATE OF ACCURACY

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

RAGAN - SMITH - ASSOCIATES, INC.

10/16/20
DATE: KEVIN L. BIRDWELL, RLS NO. 1797

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

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

DATE: 10/16/20
SEWER SYSTEM: HB&TS UTILITY DISTRICT GENERAL MANAGER
WATER SYSTEM: HB&TS UTILITY DISTRICT GENERAL MANAGER

DATE: 10/16/20
NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT: KEVIN L. BIRDWELL, RLS NO. 1797

CERTIFICATION OF THE APPROVAL OF STREETS

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

DATE: 10/16/20
TOWN ENGINEER: KEVIN L. BIRDWELL, RLS NO. 1797

CERTIFICATE OF APPROVAL OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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

DATE: 10/16/20
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION: EDMOND F. RUCKER, JOYCE C. RUCKER

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE: 10/16/20
SECRETARY OF PLANNING COMMISSION: EDMOND F. RUCKER, JOYCE C. RUCKER

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

DATE: 10/16/20
WILLIAMSON COUNTY PUBLIC SAFETY: EDMOND F. RUCKER, JOYCE C. RUCKER

CERTIFICATE FOR ADDRESSES

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

DATE: 10/16/20
IT DEPT. E-911 ADDRESSING COORDINATOR: EDMOND F. RUCKER, JOYCE C. RUCKER

FINAL PLAT
THE FIELDS OF CANTERBURY
SECTION 15
LOTS 1501-1526 AND OPEN SPACE 1597-1599

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

DATE: OCTOBER 16, 2020
JOB NO. 05-043

SCALE: 1"=200'
W.O. 1106

OWNER / DEVELOPER
EVANS NORTH, LLC
C/O BUCKY INGRAM
121 FIRST AVENUE SOUTH, SUITE 210
FRANKLIN, TENNESSEE 37064
(615) 794-6401

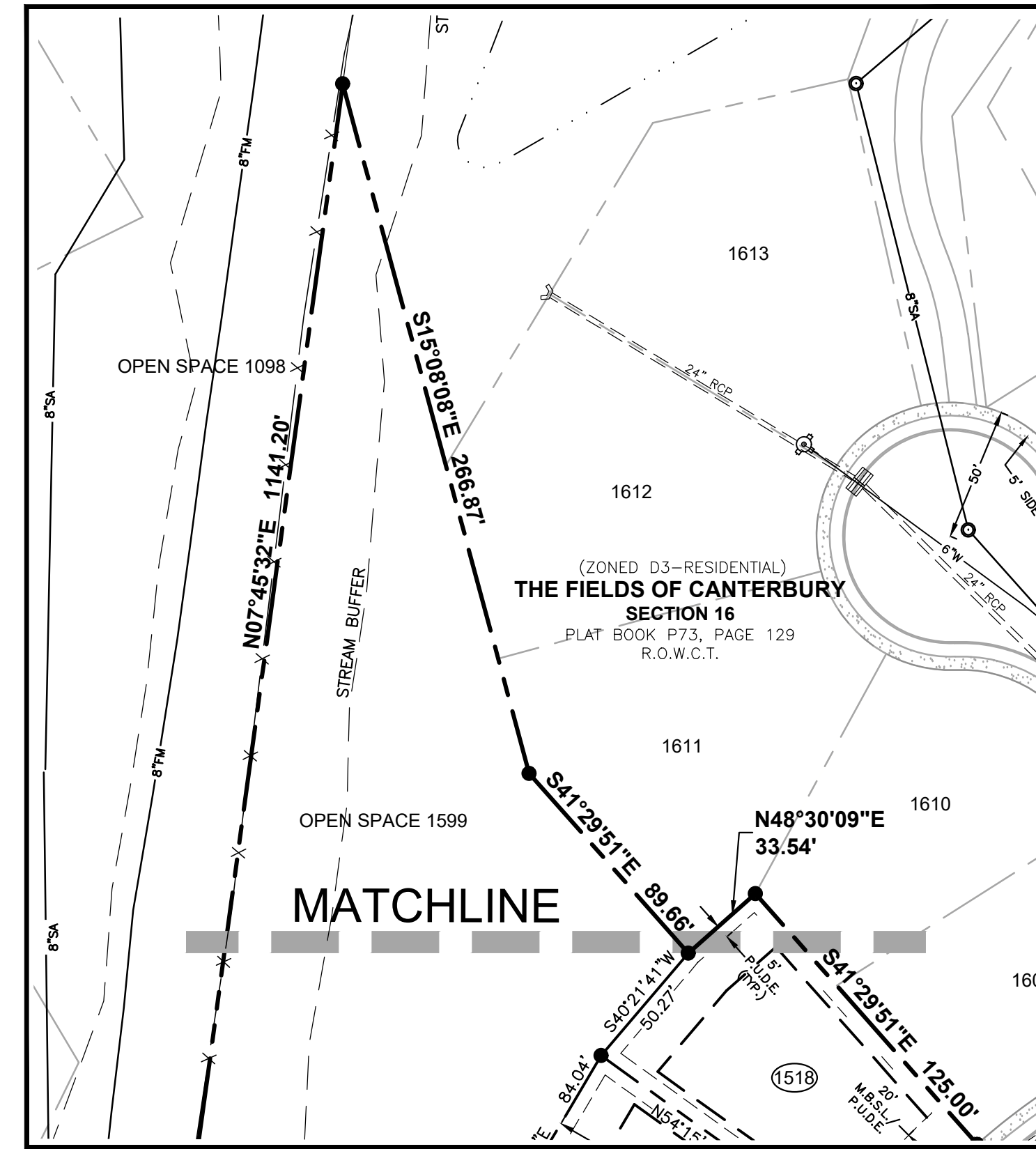
RAGAN • SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN 37206
(615) 244-8591 FAX (615) 244-6739 kbirdwell@ragansmith.com
CONTACT: KEVIN BIRDWELL, RLS
SHEET 1 OF 2

TOTAL SITE AREA = 480,584 SQUARE FEET OR 11.03 ACRES ±

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

INSET "A"
MATCHLINE



INSET "A"

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	300.00'	7.80'	1°29'25"	3.90	7.80'	S86°02'31"E
C2	11429.00'	259.84'	1°18'10"	129.93	259.84'	N79°40'26"W
C3	250.00'	20.54'	4°42'27"	10.28	20.53'	S82°56'35"E
C4	25.00'	39.27'	90°00'00"	25.00	35.36'	S35°35'21"E
C5	250.00'	139.14'	31°53'19"	71.42	137.35'	N06°32'01"W
C6	250.00'	47.10'	10°47'39"	23.62	47.03'	S04°00'50"W
C7	250.00'	51.76'	11°51'49"	25.98	51.67'	S07°18'54"E
C8	250.00'	40.28'	9°13'51"	20.18	40.23'	S17°51'44"E
C9	200.00'	222.31'	63°41'11"	124.21	211.04'	S09°21'55"W
C10	200.00'	105.51'	30°13'35"	54.01	104.29'	S07°21'53"E
C11	200.00'	116.80'	33°27'37"	60.12	115.15'	S24°28'43"W
C12	250.00'	309.71'	70°58'49"	178.26	290.28'	S13°00'44"W
C13	250.00'	55.67'	12°45'31"	27.95	55.56'	N42°07'23"E
C14	250.00'	55.67'	12°45'31"	27.95	55.56'	N29°21'51"E
C15	250.00'	55.71'	12°46'01"	27.97	55.59'	N16°36'05"E
C16	250.00'	14.82'	3°23'45"	7.41	14.81'	N08°31'12"E
C17	250.00'	55.67'	12°45'31"	27.95	55.56'	N00°26'34"E
C18	250.00'	55.67'	12°45'31"	27.95	55.56'	N12°18'58"W
C19	250.00'	16.50'	3°46'57"	8.25	16.50'	N20°35'12"W
C20	200.00'	111.31'	31°53'19"	57.14	109.88'	N06°32'01"W
C21	200.00'	38.86'	11°07'59"	19.49	38.80'	N16°54'41"W
C22	200.00'	72.45'	20°45'20"	36.63	72.05'	N00°58'01"W
C23	25.00'	39.27'	90°00'00"	25.00	35.36'	N5°24'39"E
C24	25.00'	30.77'	70°31'44"	17.68	28.87'	S45°19'29"E
C25	50.00'	218.63'	250°31'44"	70.71	81.65'	S44°40'31"W
C26	50.00'	70.42'	80°41'54"	42.48	64.74'	S50°24'34"E
C27	50.00'	16.07'	18°24'50"	8.10	16.00'	N80°02'04"E
C28	50.00'	40.37'	46°15'53"	21.36	39.29'	N47°41'42"E
C29	50.00'	40.37'	46°15'53"	21.36	39.29'	N01°25'49"E
C30	50.00'	40.37'	46°15'53"	21.36	39.29'	N44°50'04"W
C31	50.00'	11.02'	12°37'20"	5.53	10.99'	N74°16'41"W
C32	300.00'	32.45'	6°11'52"	16.24	32.44'	N83°41'17"W
C33	300.00'	24.65'	4°42'27"	12.33	24.64'	S82°56'35"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S80°35'21"E	5.46'

RECORDER'S INFORMATION



FINAL PLAT
THE FIELDS
OF
CANTERBURY
SECTION 15
LOTS 1501-1526 AND
OPEN SPACE 1597-1599

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

DATE: OCTOBER 16, 2020 SCALE: 1"=50'
JOB NO. 05-043 W.O. 1106

OWNER / DEVELOPER
EVANS NORTH, LLC
C/O BUCKY INGRAM
121 FIRST AVENUE SOUTH, SUITE 210
FRANKLIN, TENNESSEE 37064
(615) 794-8401

RAGAN • SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

315 WOODLAND ST., P.O. BOX 60070 NASHVILLE, TN 37206
(615) 244-8591 FAX (615) 244-6739 kbirdwell@ragansmith.com
CONTACT: KEVIN BIRDWELL, RLS
SHEET 2 OF 2

LEGEND

●	IRON ROD (NEW) (1/2" X 18" W/OP STAMPED "RAGAN SMITH & ASSOCIATES")	—W—	WATER LINE
■	MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN SMITH & ASSOCIATES")	—G—	GAS LINE
○	IRON ROD (OLD)	—SA—	WATER METER
⊕	CATCH BASIN	—SS—	SANITARY SEWER LINE
⊙	SANITARY SEWER MANHOLE	—RCP—	REINFORCED CONCRETE PIPE
⊕	FIRE HYDRANT	—X—X—	FENCE
⊕	WATER VALVE	P.U.D.E.	PUBLIC UTILITY DRAINAGE EASEMENT
⊕	PROPOSED STREET LIGHT	R.O.W.	RIGHT-OF-WAY
⊕	LOT NUMBER	M.B.S.L.	MINIMUM BUILDING SETBACK LINE
⊕	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN	*	CRITICAL LOT (SEE NOTE 10)
		[123]	STREET ADDRESS

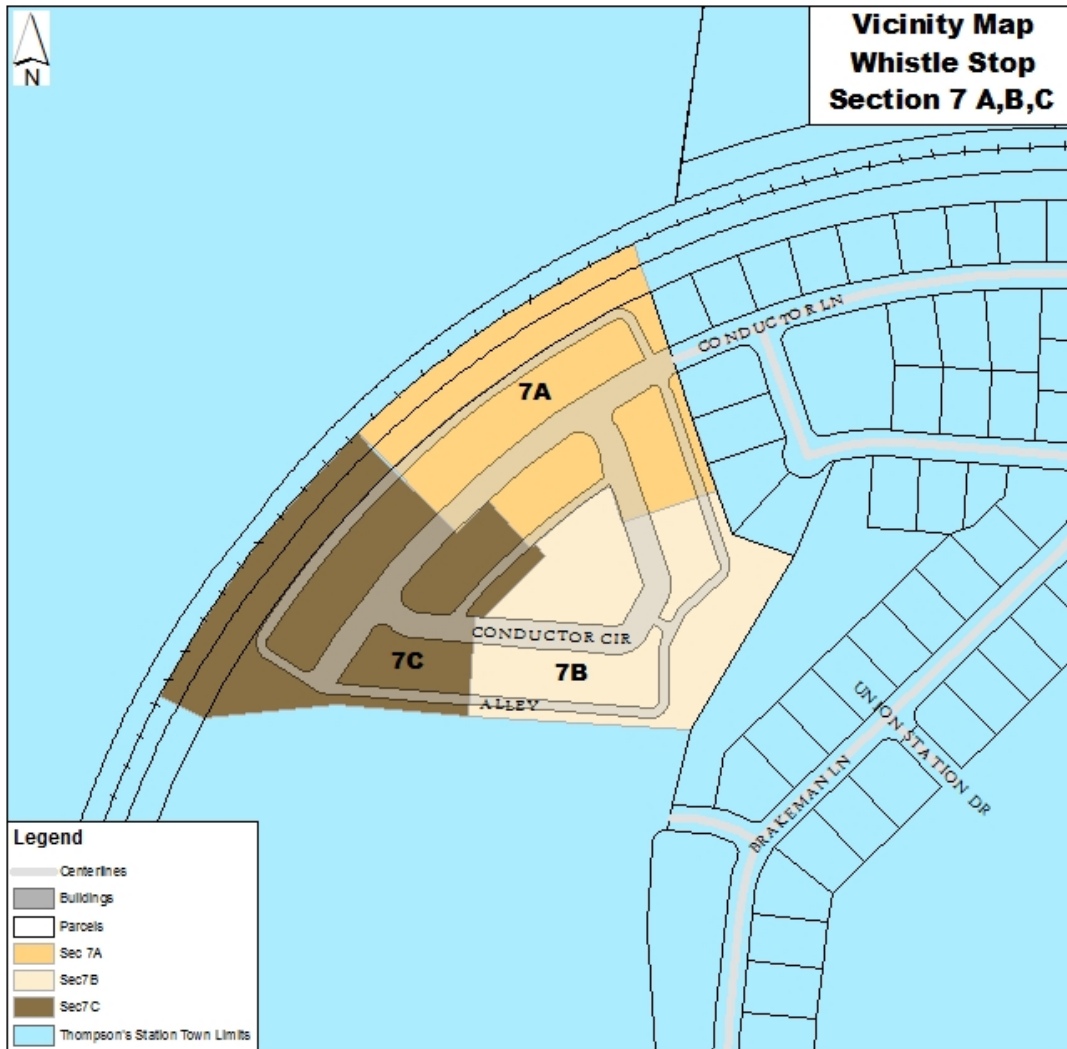
© 2020 WILLIAMSON COUNTY CIVIL ENGINEERS & SURVEYORS, INC. ALL RIGHTS RESERVED. THIS PLAT BOOK IS THE PROPERTY OF WILLIAMSON COUNTY CIVIL ENGINEERS & SURVEYORS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND LOT SHOWN HEREON. ANY REPRODUCTION OR TRANSMISSION OF THIS PLAT BOOK IS STRICTLY PROHIBITED. DATE: OCTOBER 16, 2020

Thompson's Station Planning Commission
Staff Report – Item 2 (FP 2020-010)
November 17, 2020

Whistle Stop Subdivision Final Plat – Section 7a for the creation of 36 townhome lots and 4 open space lots.

PROJECT DESCRIPTION

Whistle Stop Farms LLC submitted a request for a final plat to establish 36 townhome lots & 4 open space lots.



ANALYSIS

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

This plat is the townhome phase of the overall 131.46 acre subdivision for Whistle Stop. Section 7a consists of 36 townhome lots, 4 open space lots, and associated public infrastructure along

Conductor Circle. The site design, roadways, and public infrastructure depicted on the plat conform to the LDO and the preliminary plat for this development.

Sureties

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

After an evaluation of this section and the progress of the construction, the Town Engineer recommends that the roads, drainage and erosion control surety should be set at \$577,800.

Improvements to the sewer are required. After an evaluation of the progress of the sewer, the Town Engineer recommends that the sewer surety be set at \$146,700.

RECOMMENDATION

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

1. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$577,800 for roadways, grading, drainage, and erosion control.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$146,700 for sewer.
3. The plat shall be revised to provide a designation to the unlettered open space tract behind the alley adjacent to lots 65-72.
4. All tree replacements shall be installed in accordance with the approved plans.
5. The final plat shall correspond to any revisions to the Construction Plans for this section.
6. As built drawings shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.

PARCEL ID: 146 04000
 WILLIAMSON CO. TAX MAP 146
 PARCEL 40
 DEED REFERENCES: BOOK 5775, PAGE 532
 BOOK 7590, PAGE 298
 ZONING: PLANNED NEIGHBORHOOD
 OWNED BY: WHISTLE STOP FARMS, LLC
 144 Southeast Parkway
 Suite 230
 Franklin, TN 37064
 Care of:
 Joshua R. Denton
 Attorney at Law
 The Pinnacle at Symphony Place
 150 3rd Avenue South / Suite 1900
 Nashville, Tn. 37201
 Phone 615 251-5550
 Email jdenton@fbclaw.com

SITE AREA
 LOT AREA 1.92 AC 83,623 SF
 OPEN SPACE 1.16 AC 50,153 SF
 CSX FENCED AREA 0.56 AC 24,585 SF
 RIGHTS OF WAY 0.84 AC 36,411 SF
 ALLEY AREA 0.48 AC 20,929 SF
 SECTION 7 PHASE A
 TOTAL AREA 4.96 AC 215,701 SF

OPEN SPACE

Sq.Ft.	Ac.
A 41,420	0.95
B 2,536	0.06
C 1,565	0.04
D 4,632	0.11
TOTAL	50,153 1.16

CUMULATIVE TABULATION OF THE DEVELOPMENT'S OPEN SPACE
 SECTION 1 16.01 Ac
 SECTION 7 (PHASE A) 1.16 Ac
TOTAL 17.17 Ac

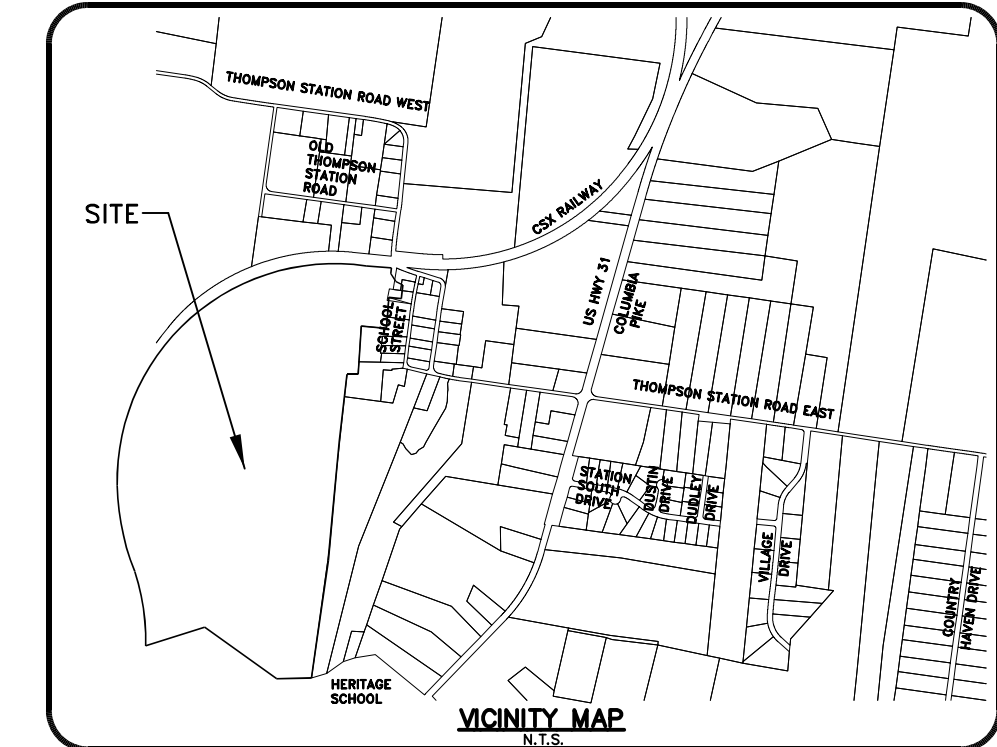
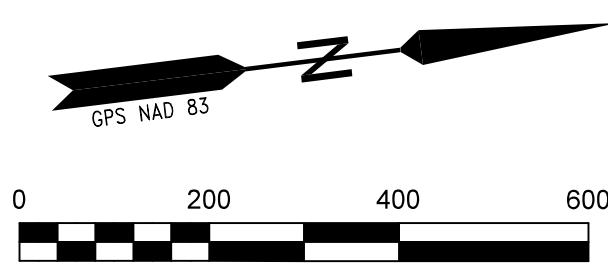
SEWER TAPS REQUIRED
 SECTION 7 = 88
 PHASE A = 36

OWNER:
 WHISTLE STOP FARMS, LLC
 144 SOUTHEAST PARKWAY
 SUITE 230
 FRANKLIN, TN. 37064
DEVELOPER:
 SUNNY MEADOWS, LP
 3902 PARK AVENUE
 NASHVILLE, TN. 37209
 PHONE 615-708-9853

The units depicted in this final plat shall be connected to and serviced by the Town of Thompson's Station regional wastewater treatment facility, as set forth in and pursuant to the terms and schedule detailed in Section 2 of the Settlement Agreement between Whistle Stop Farms, LLC and the Town of Thompson's Station, as approved by the Town's Board of Mayor and Alderman.

OFF-STREET PARKING SPACES
 FOR SECTION 7 = 82
 FOR PHASE 1 = 37

MALCOLM GIBBS FAMILY PARTNERS LP
 MAP 146 PARCEL 21
 Deed Book 1305 Page 472

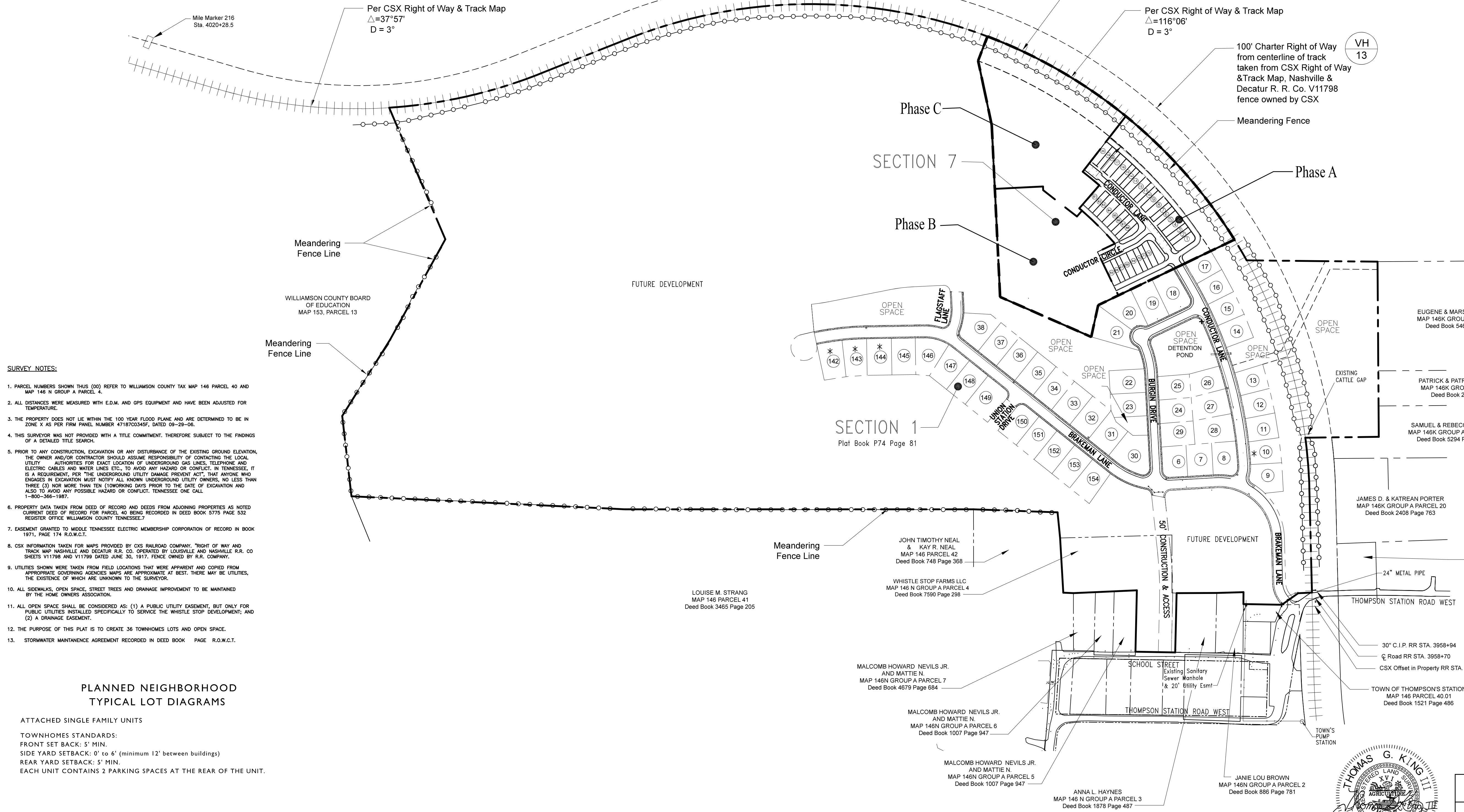


LEGEND

Iron Rod Existing - iron rod (ex)
 Iron Rod Set - iron rod (s)
 Deed Call - (100.00')
 Fence -
 Property Line -
 Railroad Track
 Utility Pole w guy wire
 Minimum Building Setback Line MBSL
 Public Utility & Drainage Easement PUDE
 Storm Sewer - ST
 Sanitary Sewer - SA
 Water - W
 Fire Hydrant - FH
 Existing Monument
 Concrete Monument
 Iron Rod
 Air Release Valve - AR
 Transformer Pad - T
 Sector Pad - SE
 Gas - G
 Force Main - FM

STREET ADDRESS

LOT	CONDUCTOR LANE	LOT	CONDUCTOR CIRCLE
1	2048	65	2528
2	2052	66	2524
3	2056	67	2520
4	2060	68	2516
5	2064	69	2512
6	2068	70	2508
7	2072	71	2504
8	2076	72	2500
9	2080		
10	2084		
11	2088		
12	2092		
13	2096		
14	2100		
15	2104		
16	2108		
17	2112		
18	2116		
19	2120		
20	2124		
81	2105		
82	2101		
83	2097		
84	2093		
85	2089		
86	2085		
87	2081		
88	2077		



- SURVEY NOTES:**
- PARCEL NUMBERS SHOWN THIS (00) REFER TO WILLIAMSON COUNTY TAX MAP 146 PARCEL 40 AND MAP 146 N GROUP A PARCEL 4.
 - ALL DISTANCES WERE MEASURED WITH E.D.M. AND GPS EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
 - THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLANE AND ARE DETERMINED TO BE IN ZONE X AS PER FIRM PANEL NUMBER 4718700345F, DATED 09-29-06.
 - THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
 - PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND/OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE AND ELECTRIC CABLES AND WATER LINES ETC., TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) WORK MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF EXCAVATION AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-368-1987.
 - PROPERTY DATA TAKEN FROM DEEDS OF RECORD AND DEEDS FROM ADJOINING PROPERTIES AS NOTED CURRENT DEED OF RECORD FOR PARCEL 40 BEING RECORDED IN DEED BOOK 5775 PAGE 532 REGISTER OFFICE WILLIAMSON COUNTY TENNESSEE.
 - EASEMENT GRANTED TO MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION OF RECORD IN BOOK 1971, PAGE 174 R.O.W.C.T.
 - CSX INFORMATION TAKEN FROM MAPS PROVIDED BY CSX RAILROAD COMPANY, "RIGHT OF WAY AND TRACK MAP NASHVILLE AND DECATUR R.R. CO. OPERATED BY LOUISVILLE AND NASHVILLE R.R. CO SHEETS V11798 AND V11799 DATED JUNE 30, 1917, FENCE OWNED BY R.R. COMPANY."
 - UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COMPARED FROM APPROPRIATE GOVERNING AGENCIES MAPS ARE APPROXIMATE AT BEST, THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH ARE UNKNOWN TO THE SURVEYOR.
 - ALL SIDEWALKS, OPEN SPACE, STREET TREES AND DRAINAGE IMPROVEMENT TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - ALL OPEN SPACE SHALL BE CONSIDERED AS: (1) A PUBLIC UTILITY EASEMENT, BUT ONLY FOR PUBLIC UTILITIES INSTALLED SPECIFICALLY TO SERVICE THE WHISTLE STOP DEVELOPMENT; AND (2) A DRAINAGE EASEMENT.
 - THE PURPOSE OF THIS PLAT IS TO CREATE 36 TOWNHOMES LOTS AND OPEN SPACE.
 - STORMWATER MAINTENANCE AGREEMENT RECORDED IN DEED BOOK PAGE R.O.W.C.T.

PLANNED NEIGHBORHOOD TYPICAL LOT DIAGRAMS

ATTACHED SINGLE FAMILY UNITS
 TOWNHOMES STANDARDS:
 FRONT SETBACK: 5' MIN.
 SIDE YARD SETBACK: 0' to 6' (minimum 12' between buildings)
 REAR YARD SETBACK: 5' MIN.
 EACH UNIT CONTAINS 2 PARKING SPACES AT THE REAR OF THE UNIT.

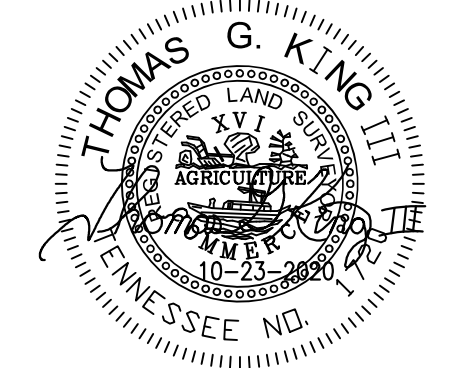
Section 7 Phase A WHISTLE STOP FARMS SUBDIVISION FINAL PLAT

TOWN OF THOMPSON'S STATION PLANNING COMMISSION

NET AREA	4.96 ACRES	TOTAL LOTS:	36
ACRES NEW ROAD	0.84 AC ROW	CIVIL DISTRICT:	4th
MILES NEW ROAD	0.14 MILES (748')	CLOSURE ERROR:	±1:15,000
ACRES ALLEY	0.48 AC		
MILES ALLEY	0.20 MILES (1,037')		

OWNER: WHISTLE STOP FARMS, LLC
 SURVEYOR: WHISTLE STOP FARMS, LLC Thomas G. King III
 SCALE: 1"=200'
 REV 10/30/20
 DATE 9/18/20 SHEET 1 OF 2

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS	CERTIFICATE OF APPROVAL OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION	CERTIFICATE OF ACCURACY	CERTIFICATE OF APPROVAL FOR RECORDING	CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATION OF THE APPROVAL OF STREETS	CERTIFICATE OF ADDRESSES	CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES
I hereby certify that the following utility systems outlined or indicated on the plan shown herein have been installed in accordance with local and/or state government requirements or that a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default. Also, I certify that the hydraulic design criteria specified in Section 3-106 of Town of Thompson's Station Subdivision Regulations have been met.	I hereby certify that the requirements set forth in rules, regulations, by-laws, policy and operational bulletins, plat approval check list and tree planting guidelines have been met for MTEMC. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.	I hereby certify that the plan shown and described herein is a true and correct survey to the accuracy required by the Town of Thompson's Station, Tennessee Regional Planning Commission and that the monuments have been or will be placed as shown hereon, to the specifications of the Subdivision Regulations, as approved by the Town Engineer. This survey is greater than 1:10,000 as shown hereon.	I hereby certify that the subdivision plat shown hereon has been found to comply with Thompson's Station Subdivision Regulations with the exception of such variances, if any, as are noted in the minutes the Planning Commission and that it has been approved for recording in the office of the County Register.	Undersigned hereby certifies that it is the owner of the property shown and described herein as evidenced in Book _____ Page _____ R.O.W.C.T., and that undersigned hereby adopts this plan of subdivisions with undersigned's free consent, establishes the minimum building restriction line, and that offers irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations.	I hereby certify: (1) that all streets designated on this final subdivision plat have been installed in an acceptable manner and according to regulations for Thompson's Station, Tennessee Roadway and Drainage Regulations, or (2) that a surety bond has been posted with Planning Commission to assure completion of all required improvements in case of default.	I hereby certify that the addresses denoted on this final plat are those assigned by the Department of Information Technology (IT).	I do hereby certify that the subdivision name and street names denoted on this final plat have been approved by the Williamson County Dept. of Emergency Communications.
SEWER SYSTEM DATE TOWN ADMINISTRATOR	Date: MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION	Date: Registered Land Surveyor	Date: Secretary of Planning Commission	Date: BY: Town Administrator	Date: IT Department	Date: Title	Date: Williamson County Dept. of Emergency Management

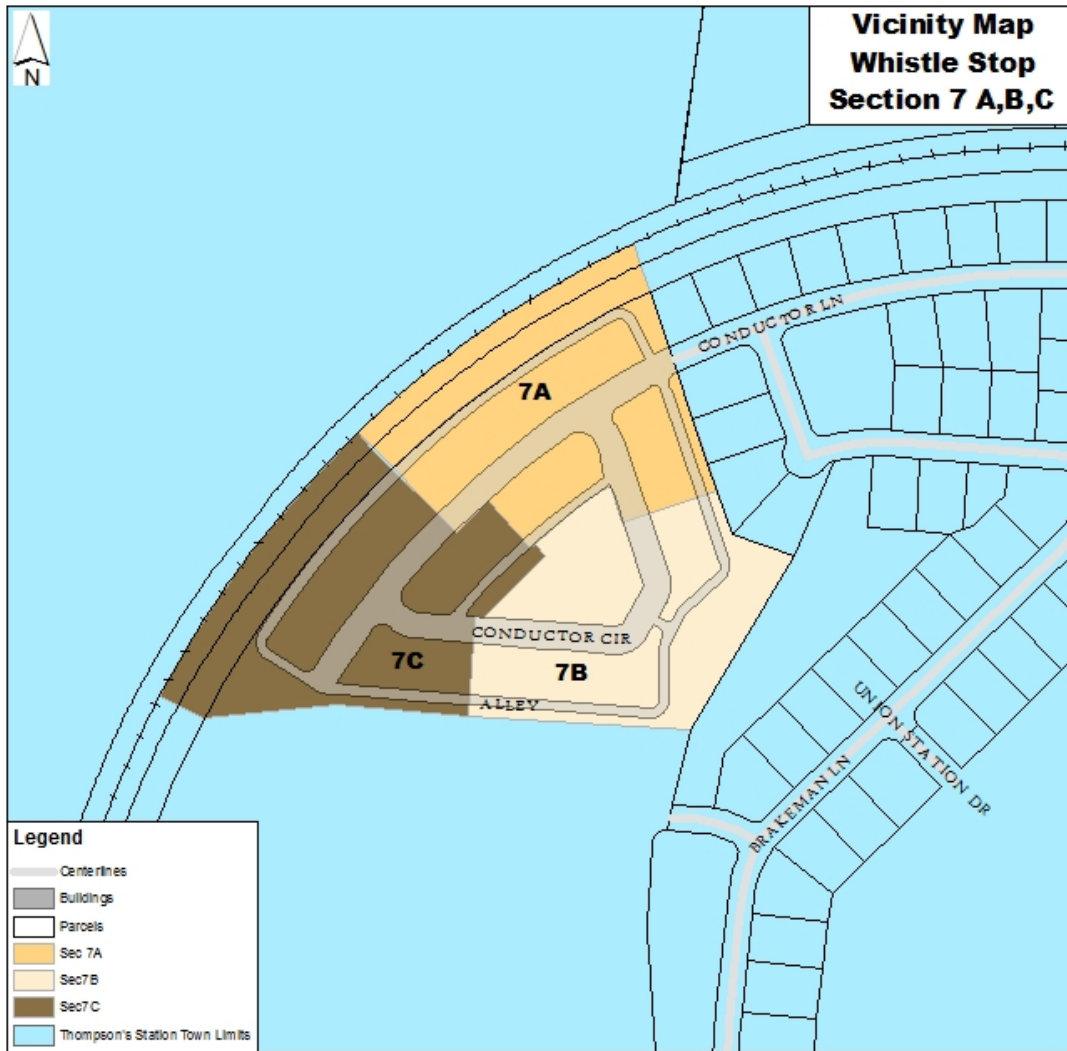


Thompson's Station Planning Commission
Staff Report – Item 3 (FP 2020-011)
November 17, 2020

Whistle Stop Subdivision Final Plat – Section 7b for the creation of 20 townhome lots & 4 open space lots.

PROJECT DESCRIPTION

Whistle Stop Farms LLC submitted a request for a final plat to establish 20 townhome lots & 4 open space lots.



ANALYSIS

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

This plat is the townhome phase of the overall 131.46 acre subdivision for Whistle Stop. Section 7b consists 20 townhome lots, 4 open space lots, and associated public infrastructure along Conductor

Circle. The site design, roadways, and public infrastructure depicted on the plat conform to the LDO and the preliminary plat for this development.

Sureties

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

After an evaluation of this section and the progress of the construction, the Town Engineer recommends that the roads, drainage and erosion control surety should be set at \$353,400.

Improvements to the sewer are required. After an evaluation of the progress of the sewer, the Town Engineer recommends that the sewer surety be set at \$54,900.

RECOMMENDATION

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

1. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$353,400 for roadways, grading, drainage, and erosion control.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$54,900 for sewer.
3. All tree replacements shall be installed in accordance with the approved plans.
4. The final plat shall correspond to any revisions to the Construction Plans for this section.
5. 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.

PARCEL ID: 146 04000
 WILLIAMSON CO. TAX MAP 146
 PARCEL 40
 DEED REFERENCES: BOOK 5775, PAGE 532
 BOOK 7590, PAGE 298
 ZONING: PLANNED NEIGHBORHOOD
 OWNED BY: WHISTLE STOP FARMS, LLC
 144 Southeast Parkway
 Suite 230
 Franklin, TN 37064
 Care of:
 Joshua R. Denton
 Attorney at Law
 The Pinnacle at Symphony Place
 150 3rd Avenue South / Suite 1900
 Nashville, Tn. 37201
 Phone 615 251-5550
 Email jdenton@fbclaw.com

SITE AREA		
LOT AREA	1.29 AC	56,007 SF
OPEN SPACE	2.07 AC	90,447 SF
RIGHTS OF WAY		
ALLEY AREA	0.61 AC	26,596 SF
	0.38 AC	16,686 SF
SECTION 7 PHASE B		
TOTAL AREA	4.35 AC	189,736 SF

OPEN SPACE		
PHASE B		
E	37,488	0.86
F	4,043	0.09
G	46,957	1.08
H	1,959	0.04
TOTAL	90,447	2.07

CUMULATIVE TABULATION OF THE DEVELOPMENT'S OPEN SPACE		
SECTION 1	16.01	Ac
SECTION 7		
PHASE B	2.07	Ac
PHASE A	1.16	Ac
TOTAL	19.24	Ac

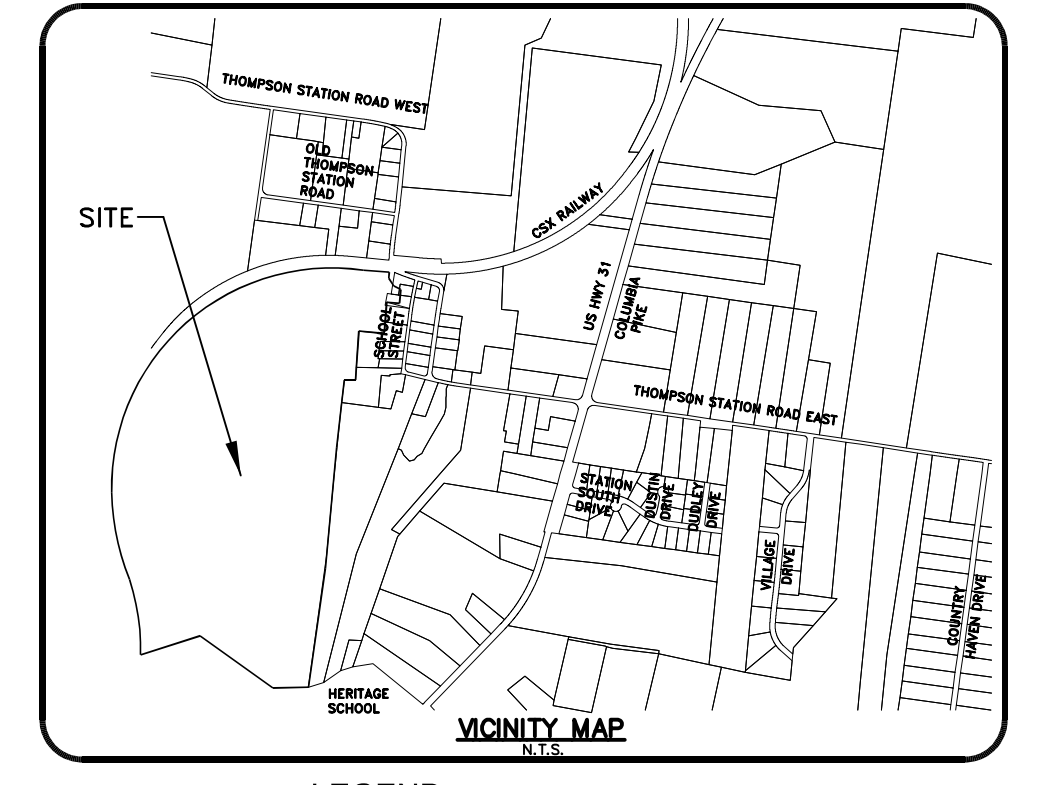
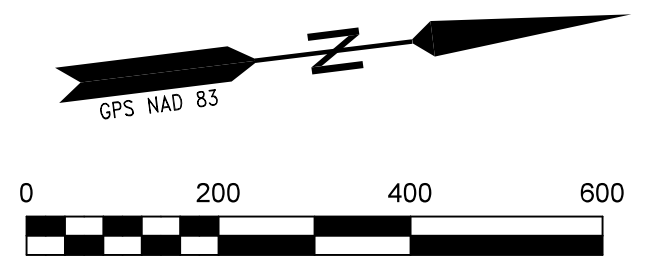
SEWER TAPS REQUIRED
 SECTION 7 = 88
 PHASE B = 20
 (NO TAP REQUIRED OF LOT 90)

OWNER:
 WHISTLE STOP FARMS, LLC
 144 SOUTHEAST PARKWAY
 SUITE 230
 FRANKLIN, TN. 37064
 DEVELOPER:
 SUNNY MEADOWS, LP
 3902 PARK AVENUE
 NASHVILLE, TN. 37209
 PHONE 615-708-9853

The units depicted in this final plat shall be connected to and serviced by the Town of Thompson's Station regional wastewater treatment facility, as set forth in and pursuant to the terms and schedule detailed in Section 2 of the Settlement Agreement between Whistle Stop Farms, LLC and the Town of Thompson's Station, as approved by the Town's Board of Mayor and Alderman.

OFF-STREET PARKING SPACES
 FOR SECTION 7 = 82
 FOR PHASE B = 18

MALCOLM GIBBS FAMILY PARTNERS LP
 MAP 146 PARCEL 21
 Deed Book 1305 Page 472

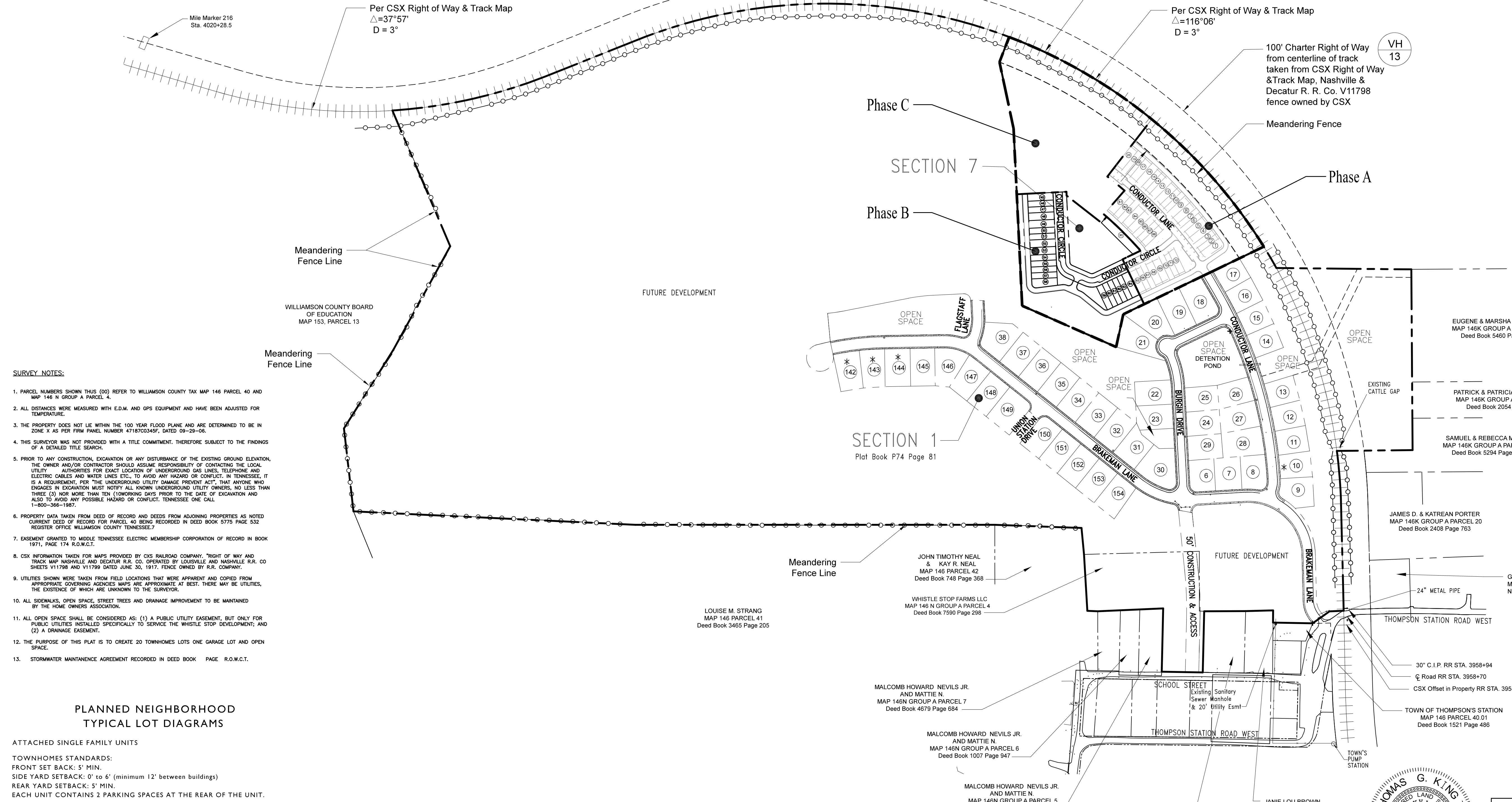


LEGEND

- Iron Rod Existing - iron rod (ex)
- Iron Rod Set - iron rod (s)
- Deed Call - (100.00')
- Fence -
- Property Line -
- Railroad Track
- Utility Pole w guy wire
- Minimum Building Setback Line MBSL
- Public Utility & Drainage Easement PUDE
- Storm Sewer
- Sanitary Sewer
- Water
- Fire Hydrant
- Existing Monument
- Concrete Monument
- Iron Rod
- Air Release Valve
- Transformer Pad
- Sector Pad
- Gas
- Force Main

STREET ADDRESS

LOT	CONDUCTOR CIRCLE
45	2612
46	2608
47	2604
48	2600
49	2596
50	2592
51	2588
52	2584
53	2580
54	2576
55	2572
56	2568
57	2564
58	2560
59	2552
60	2548
61	2544
62	2540
63	2536
64	2532



- SURVEY NOTES:**
- PARCEL NUMBERS SHOWN THUS (00) REFER TO WILLIAMSON COUNTY TAX MAP 146 PARCEL 40 AND MAP 146 N GROUP A PARCEL 4.
 - ALL DISTANCES WERE MEASURED WITH E.D.M. AND GPS EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
 - THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLANE AND ARE DETERMINED TO BE IN ZONE X AS PER FORM PANEL NUMBER 471870345F, DATED 09-29-06.
 - THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
 - PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND/OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE AND ELECTRIC CABLES AND WATER LINES ETC., TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) HOURS MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF EXCAVATION AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-800-368-1987.
 - PROPERTY DATA TAKEN FROM DEED OF RECORD AND DEEDS FROM ADJOINING PROPERTIES AS NOTED CURRENT DEED OF RECORD FOR PARCEL 40 BEING RECORDED IN DEED BOOK 5775 PAGE 532 REGISTER OFFICE WILLIAMSON COUNTY TENNESSEE.
 - EASEMENT GRANTED TO MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION OF RECORD IN BOOK 1971, PAGE 174 R.O.W.C.T.
 - CSX INFORMATION TAKEN FOR MAPS PROVIDED BY CSX RAILROAD COMPANY, "RIGHT OF WAY AND TRACK MAP NASHVILLE AND DECATUR R.R. CO. OPERATED BY LOUISVILLE AND NASHVILLE R.R. CO SHEETS V11798 AND V11799 DATED JUNE 30, 1917, FENCE OWNED BY R.R. COMPANY."
 - UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS ARE APPROXIMATE AT BEST, THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH ARE UNKNOWN TO THE SURVEYOR.
 - ALL SIDEWALKS, OPEN SPACE, STREET TREES AND DRAINAGE IMPROVEMENT TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - ALL OPEN SPACE SHALL BE CONSIDERED AS: (1) A PUBLIC UTILITY EASEMENT, BUT ONLY FOR PUBLIC UTILITIES INSTALLED SPECIFICALLY TO SERVICE THE WHISTLE STOP DEVELOPMENT; AND (2) A DRAINAGE EASEMENT.
 - THE PURPOSE OF THIS PLAT IS TO CREATE 20 TOWNHOMES LOTS ONE GARAGE LOT AND OPEN SPACE.
 - STORMWATER MAINTENANCE AGREEMENT RECORDED IN DEED BOOK PAGE R.O.W.C.T.

PLANNED NEIGHBORHOOD TYPICAL LOT DIAGRAMS

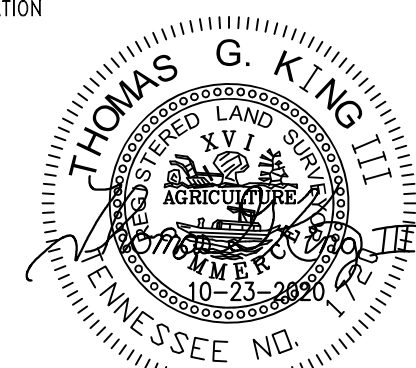
ATTACHED SINGLE FAMILY UNITS
 TOWNHOMES STANDARDS:
 FRONT SET BACK: 5' MIN.
 SIDE YARD SETBACK: 0' to 6' (minimum 12' between buildings)
 REAR YARD SETBACK: 5' MIN.
 EACH UNIT CONTAINS 2 PARKING SPACES AT THE REAR OF THE UNIT.

Section 7 Phase B WHISTLE STOP FARMS SUBDIVISION FINAL PLAT

TOWN OF THOMPSON'S STATION PLANNING COMMISSION

NET AREA	4.35 ACRES	TOTAL LOTS: 21 (LOT 90 NON RESIDENTIAL)
ACRES NEW ROAD	0.61 AC. ROW	CIVIL DISTRICT: 4th
MILES NEW ROAD	0.10 MILES (532')	CLOSURE ERROR: ±1:15,000
ACRES ALLEY	0.36 AC.	
MILES ALLEY	0.16 MILES (840')	
OWNER: WHISTLE STOP FARMS, LLC		
SURVEYOR: WHISTLE STOP FARMS, LLC Thomas G. King III		
SCALE: 1"=200'	REV 10/23/20	SHEET 1 OF 2
	DATE 9/18/20	

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS	CERTIFICATE OF APPROVAL OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION	CERTIFICATE OF ACCURACY	CERTIFICATE OF APPROVAL FOR RECORDING	CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATION OF THE APPROVAL OF STREETS	CERTIFICATE OF ADDRESSES	CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES
I hereby certify that the following utility systems outlined or indicated on the plan shown hereon have been installed in accordance with local and/or state government requirements or that a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default. Also, I certify that the hydraulic design criteria specified in Section 3-106 of Town of Thompson's Station Subdivision Regulations have been met.	I hereby certify that the requirements set forth in rules regulations, by-laws, policy and operational bulletins, plat approval check list and tree planting guidelines have been met for MTEMC. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.	I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Town of Thompson's Station, Tennessee Regional Planning Commission and that the monuments have been or will be placed as shown hereon, to the specifications of the Subdivision Regulations, as approved by the Town Engineer. This survey is greater than 1:10,000 as shown hereon.	I hereby certify that the subdivision plat shown hereon has been found to comply with Thompson's Station Subdivision Regulations with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Register.	Undersigned hereby certifies that it is the owner of the property shown and described hereon as evidenced in Book _____, Page _____, R.O.W.C.T., and that undersigned hereby adopts this plan of subdivisions with undersigned's free consent, establishes the minimum building restriction line, and that offers irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations.	I hereby certify: (1) that all streets designated on this final subdivision plat have been installed in an acceptable manner and according to regulations for Thompson's Station, Tennessee Roadway and Drainage Regulations, or (2) that a surety bond has been posted with Planning Commission to assure completion of all required improvements in case of default.	I hereby certify that the addresses denoted on this final plat are those assigned by the Williamson County Dept. of Information Technology (IT).	I do hereby certify that the subdivision name and street names denoted on this final plat have been approved by the Williamson County Dept. of Emergency Communications.
SEWER SYSTEM DATE _____ TOWN ADMINISTRATOR _____	Date: _____ MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION	Date: _____ Registered Land Surveyor	Date: _____ Secretary of Planning Commission	Date: _____ BY: _____	Date: _____ Town Administrator	Date: _____ IT Department Title _____	Date: _____ Williamson County Dept. of Emergency Management



CURVE DATA

CURVE	RADIUS	DELTA	ANGLE	ARC	CHORD	CH BEARING
C85	14.00	149°22'35"	12.06	11.70	S 06°02'39" W	17.40
C86	14.00	63°30'38"	15.52	14.24	S 22°29'16" W	17.54
C87	64.00	63°30'38"	70.94	67.37	N 62°29'16" E	18.61
C88	64.00	149°22'35"	55.15	53.46	N 06°02'39" E	18.73
C89	15.00	64°42'01"	16.94	16.05	S 13°42'22" W	18.49
C90	35.00	15°19'25"	9.36	8.33	N 38°23'39" E	18.49
C91	13.67	90°00'00"	21.47	19.33	S 75°43'57" W	26.92
C92	13.67	90°00'15"	21.47	19.33	S 14°15'56" E	11.33
C93	35.00	30°42'10"	18.78	18.33	S 15°17'44" W	20.00
C94	15.00	94°17'45"	24.69	21.99	S 47°05'37" W	26.92
C95	35.00	94°17'45"	57.60	51.32	N 47°05'35" E	11.33
C96	15.00	30°40'22"	8.03	7.84	N 15°16'51" E	9.89
C97	15.00	15°19'25"	4.01	4.00	N 38°23'39" E	4.09
C98	35.00	64°42'01"	39.52	37.46	N 13°42'22" E	2.34
C99	65.11	10°34'38"	12.02	12.00	S 13°18'20" E	2.34
C100	15.00	17°30'37"	1.97	1.97	N 14°53'18" W	2.34
C101	15.00	57°11'19"	14.97	14.36	N 17°27'42" E	2.34

LINE DATA

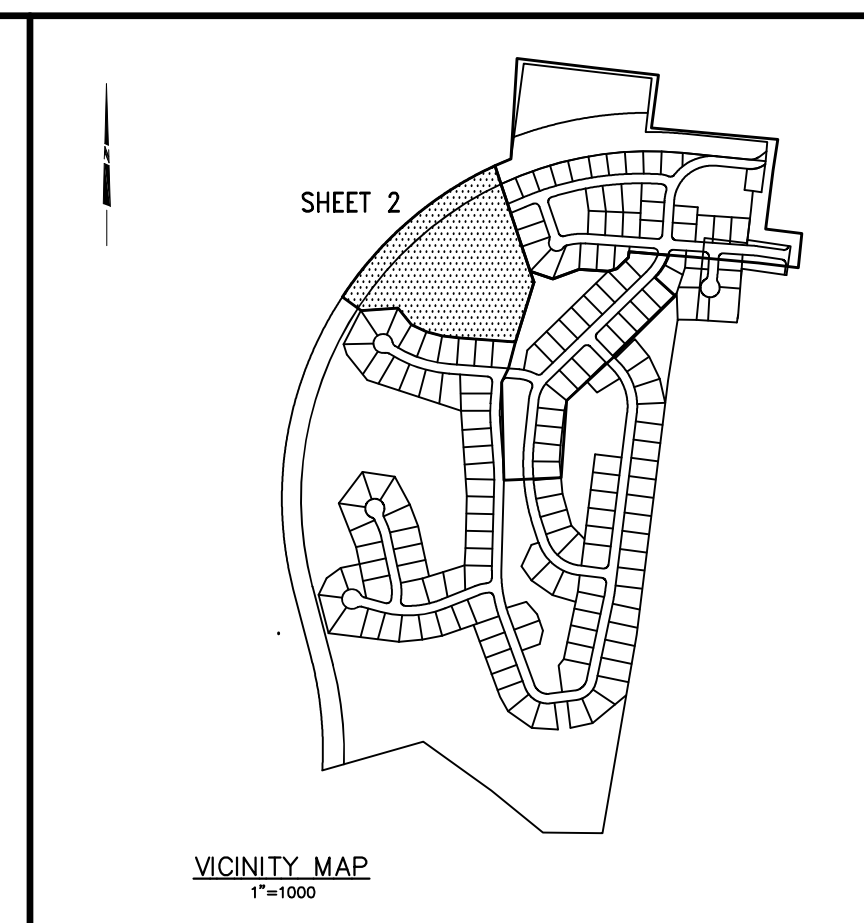
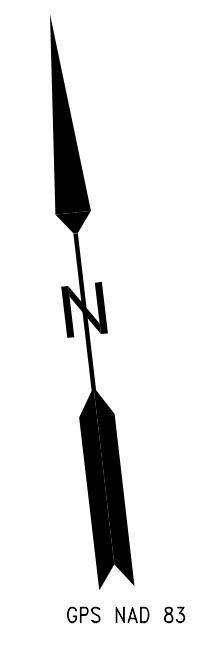
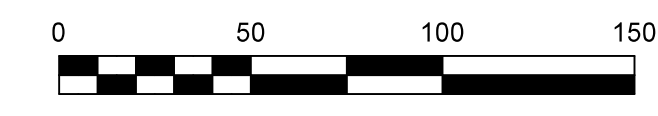
LINE	BEARING	DISTANCE
L1	S 66°50'55" W	17.40
L2	S 22°29'16" W	17.54
L3	S 32°39'47" E	18.61
L4	S 32°39'47" E	18.73
L5	S 52°15'10" E	18.49
L6	N 52°15'10" W	18.49
L7	N 30°43'57" E	26.92
L8	S 59°16'03" E	11.33
L9	N 30°43'57" E	20.00
L10	N 30°43'57" E	26.92
L11	S 59°16'03" E	11.33
L12	N 30°43'57" E	9.89
L13	N 32°39'47" W	4.09
L14	N 71°21'22" E	2.34
L15	N 71°21'22" E	2.34

LOT AREA

Lot	Sq. Feet	Acres
45	2667	0.06
46	2667	0.05
47	2667	0.05
48	2667	0.06
49	2667	0.06
50	2667	0.05
51	2667	0.05
52	2667	0.06
53	2667	0.06
54	2667	0.05
55	2667	0.05
56	2667	0.05
57	2667	0.05
58	2667	0.07
59	2667	0.05
60	2667	0.04
61	2667	0.04
62	2667	0.04
63	2667	0.04
64	2667	0.06
90	2667	0.12
TOTAL	56,007	1.16

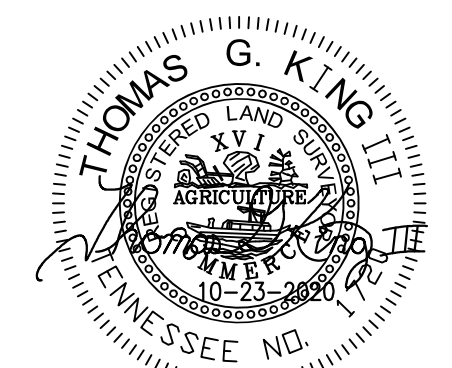
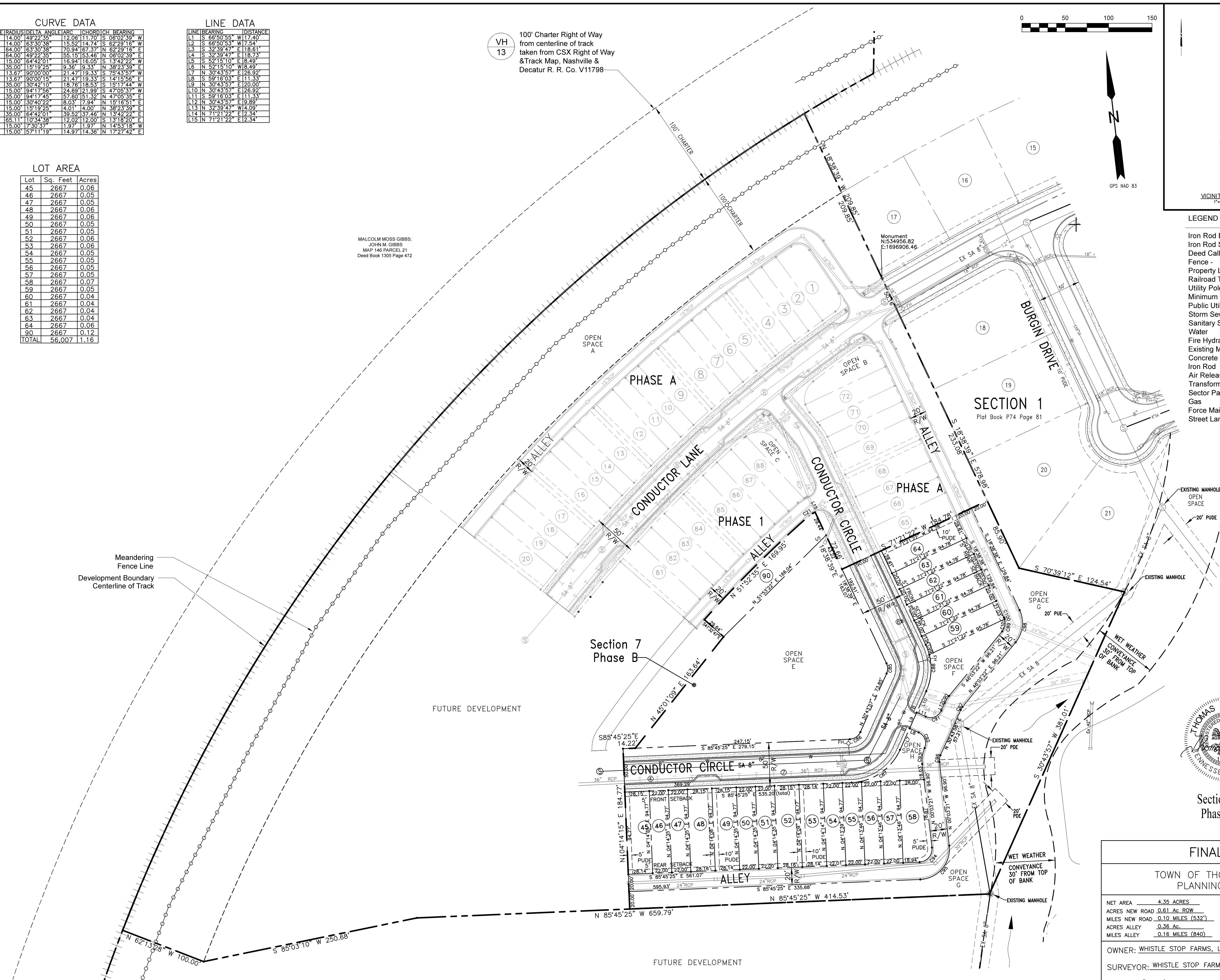
MALCOLM MOSS GIBBS,
JOHN M. GIBBS
MAP 148 PARCEL 21
Deed Book 1305 Page 472

VH 13
100' Charter Right of Way
from centerline of track
taken from CSX Right of Way
& Track Map, Nashville &
Decatur R. R. Co. V11798



- LEGEND**
- Iron Rod Existing - iron rod (ex)
 - Iron Rod Set - iron rod (s)
 - Deed Call - (100.00')
 - Fence -
 - Property Line -
 - Railroad Track
 - Utility Pole w/ guy wire
 - Minimum Building Setback Line MBSL
 - Public Utility & Drainage Easement PUDE
 - Storm Sewer
 - Sanitary Sewer
 - Water
 - Fire Hydrant
 - Existing Monument
 - Concrete Monument
 - Iron Rod
 - Air Release Valve
 - Transformer Pad
 - Sector Pad
 - Gas
 - Force Main
 - Street Lamp

Meandering
Fence Line
Development Boundary
Centerline of Track



Section 7
Phase B

FINAL PLAT

TOWN OF THOMPSON'S STATION
PLANNING COMMISSION

NET AREA	4.35 ACRES	TOTAL LOTS:	21 (LOT 90 NON RESIDENTIAL)
ACRES NEW ROAD	0.61 AC ROW	MILES NEW ROAD	0.10 MILES (532')
ACRES ALLEY	0.36 AC.	MILES ALLEY	0.16 MILES (840')
		CIVIL DISTRICT:	4th
		CLOSURE ERROR:	≥1:15,000

OWNER: WHISTLE STOP FARMS, LLC

SURVEYOR: WHISTLE STOP FARMS, LLC Thomas G. King III

SCALE: 1"=200'

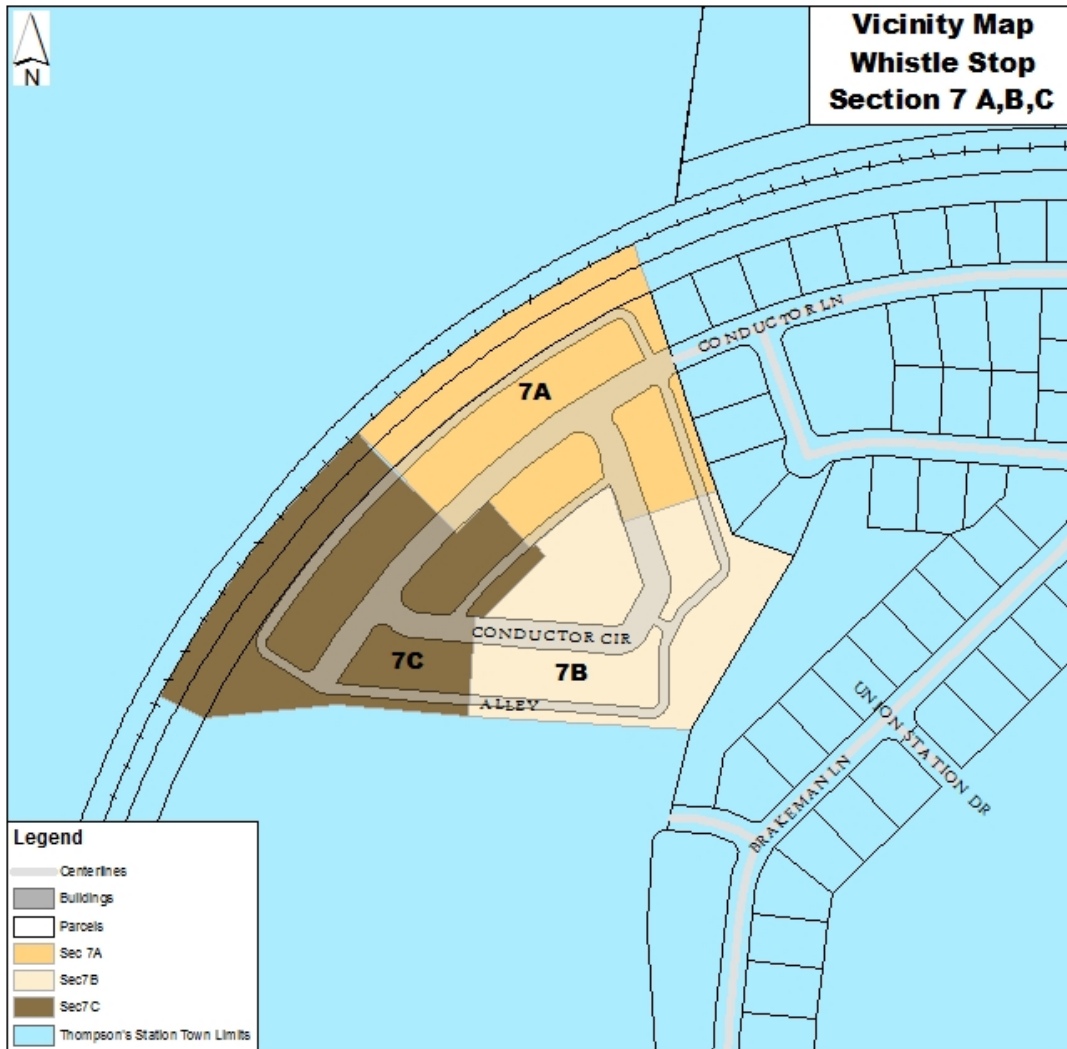
REV 10/23/20
DATE 9/18/20 SHEET 2 OF 2

Thompson's Station Planning Commission
Staff Report – Item 4 (FP 2020-012)
November 17, 2020

Whistle Stop Subdivision Final Plat – Section 7c for the creation of 32 townhome lots and 3 open space lot.

PROJECT DESCRIPTION

Whistle Stop Farms LLC submitted a request for a final plat to establish 32 townhome lots & 3 open space lot.



ANALYSIS

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

This plat is the townhome phase of the overall 131.46 acre subdivision for Whistle Stop. Section 7c consists of 32 townhome lots, 3 open space lot, and associated public infrastructure along

Conductor Circle. The site design, roadways, and public infrastructure depicted on the plat conform to the LDO and the preliminary plat for this development.

Sureties

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

After an evaluation of this section and the progress of the construction, the Town Engineer recommends that the roads, drainage and erosion control surety should be set at \$399,100.

Improvements to the sewer are required. After an evaluation of the progress of the sewer, the Town Engineer recommends that the sewer surety be set at \$58,900.

RECOMMENDATION

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

1. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$399,100 for roadways, grading, drainage, and erosion control.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$58,900 for sewer.
3. Note 12 shall be updated to reference 32 townhome lots.
4. All tree replacements shall be installed in accordance with the approved plans.
5. The final plat shall correspond to any revisions to the Construction Plans for this section.
6. As built drawings shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.

PARCEL ID: 146 04000
 WILLIAMSON CO. TAX MAP 146
 PARCEL 40
 DEED REFERENCES: BOOK 5775, PAGE 532
 BOOK 7590, PAGE 298
 ZONING: PLANNED NEIGHBORHOOD
 OWNED BY: WHISTLE STOP FARMS, LLC
 144 Southeast Parkway
 Suite 230
 Franklin, TN 37064
 Care of:
 Joshua R. Denton
 Attorney at Law
 The Pinnacle at Symphony Place
 150 3rd Avenue South / Suite 1900
 Nashville, Tn. 37201
 Phone 615 251-5550
 Email jdenton@fbclaw.com

SITE AREA

LOT AREA	1.89 AC	82,405 SF
OPEN SPACE	1.50 AC	65,467 SF
CSX FENCED AREA	0.57 AC	24,976 SF
RIGHTS OF WAY	0.88 AC	28,637 SF
ALLEY AREA	0.44 AC	19,314 SF
TOTAL AREA	5.08 AC	220,799 SF
PHASE C		

OPEN SPACE

I	2648	0.06
J	3556	.08
K	59263	1.36
TOTAL	65,467	1.50

CUMULATIVE TABULATION OF THE DEVELOPMENT'S OPEN SPACE

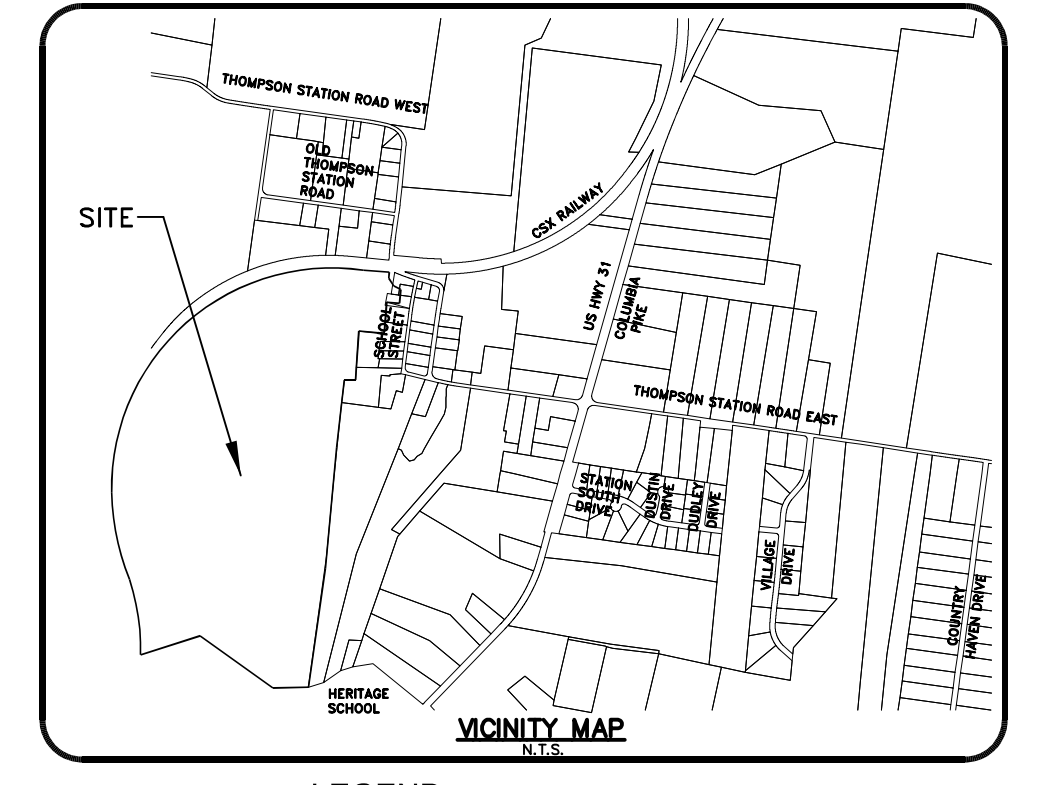
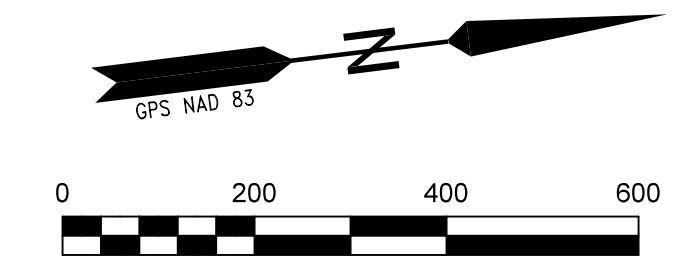
SECTION 1	16.01	Ac
SECTION 7		
PHASE C	1.50	Ac
PHASE A&B	3.23	Ac
TOTAL	20.74	Ac

OWNER:
 WHISTLE STOP FARMS, LLC
 144 SOUTHEAST PARKWAY
 SUITE 230
 FRANKLIN, TN. 37064

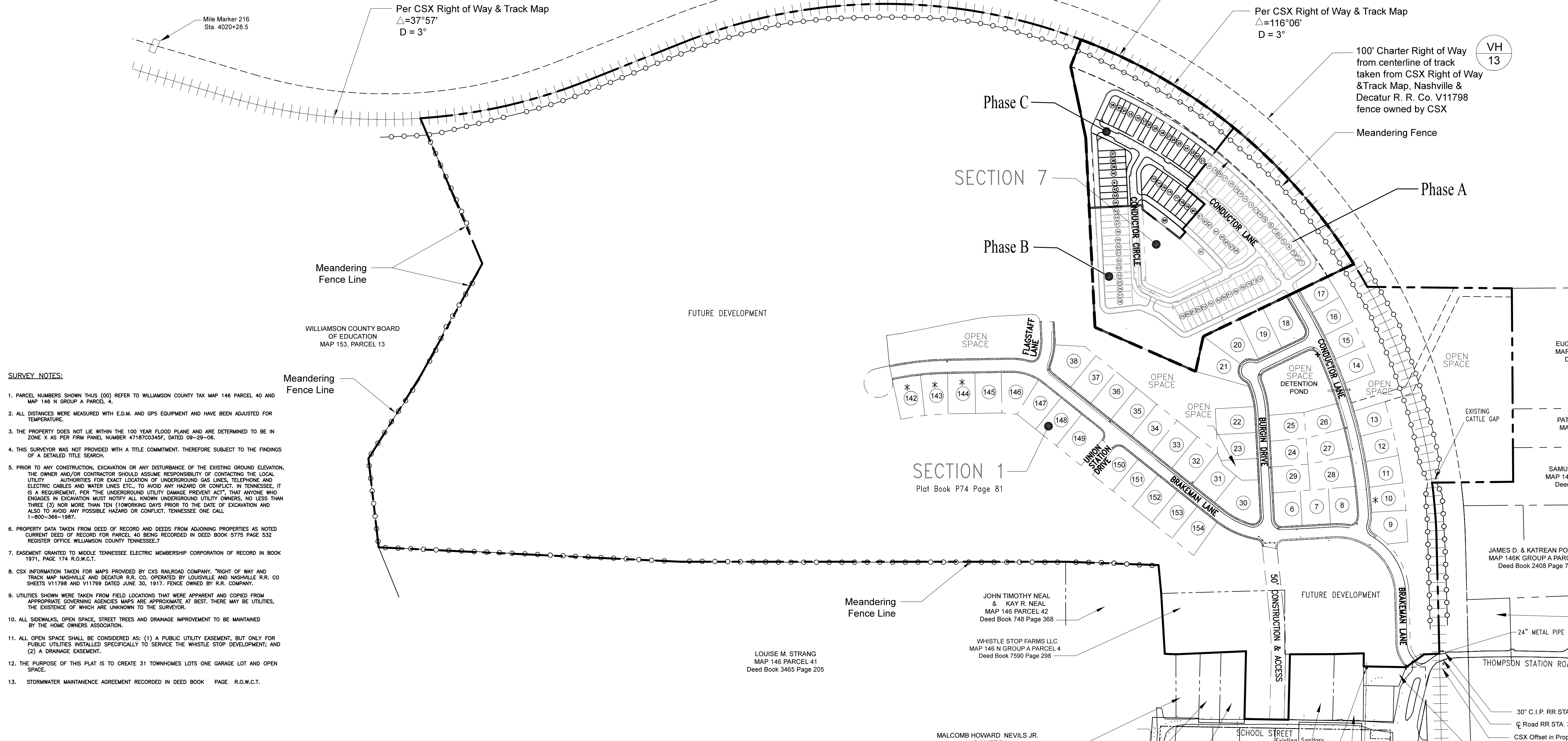
DEVELOPER:
 SUNNY MEADOWS, LP
 3902 PARK AVENUE
 NASHVILLE, TN. 37209
 PHONE 615-708-9853

The units depicted in this final plat shall be connected to and serviced by the Town of Thompson's Station regional wastewater treatment facility, as set forth in and pursuant to the terms and schedule detailed in Section 2 of the Settlement Agreement between Whistle Stop Farms, LLC and the Town of Thompson's Station, as approved by the Town's Board of Mayor and Alderman.

OFF-STREET PARKING SPACES
 FOR SECTION 7 = 82
 FOR PHASE 3 = 27



MALCOLM GIBBS FAMILY PARTNERS LP
 MAP 146 PARCEL 21
 Deed Book 1305 Page 472



- SURVEY NOTES:**
1. PARCEL NUMBERS SHOWN THIS (00) REFER TO WILLIAMSON COUNTY TAX MAP 146 PARCEL 40 AND MAP 146 N GROUP A PARCEL 4.
 2. ALL DISTANCES WERE MEASURED WITH E.D.M. AND GPS EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
 3. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLANE AND ARE DETERMINED TO BE IN ZONE X AS PER FEMA PANEL NUMBER 471670049F, DATED 09-29-08.
 4. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
 5. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND/OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE AND ELECTRIC CABLES AND WATER LINES ETC., TO AVOID ANY HAZARD OR CONFLICT, IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENT ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) MOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF EXCAVATION AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-800-366-1987.
 6. PROPERTY DATA TAKEN FROM DEED OF RECORD AND DEEDS FROM ADJOINING PROPERTIES AS NOTED CURRENT DEED OF RECORD FOR PARCEL 40 BEING RECORDED IN DEED BOOK 5775 PAGE 532 REGISTER OFFICE WILLIAMSON COUNTY TENNESSEE.
 7. EASEMENT GRANTED TO MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION OF RECORD IN BOOK 1971, PAGE 174 R.O.W.C.T.
 8. CSX INFORMATION TAKEN FOR MAPS PROVIDED BY CSX RAILROAD COMPANY, "RIGHT OF WAY AND TRACK MAP NASHVILLE AND DECATUR R.R. CO. OPERATED BY LOUISVILLE AND NASHVILLE R.R. CO SHEETS V11798 AND V11799 DATED JUNE 30, 1917. FENCE OWNED BY R.R. COMPANY."
 9. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH ARE UNKNOWN TO THE SURVEYOR.
 10. ALL SIDEWALKS, OPEN SPACE, STREET TREES AND DRAINAGE IMPROVEMENT TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 11. ALL OPEN SPACE SHALL BE CONSIDERED AS: (1) A PUBLIC UTILITY EASEMENT, BUT ONLY FOR PUBLIC UTILITIES INSTALLED SPECIFICALLY TO SERVE THE WHISTLE STOP DEVELOPMENT, AND (2) A DRAINAGE EASEMENT.
 12. THE PURPOSE OF THIS PLAT IS TO CREATE 31 TOWNHOMES LOTS ONE GARAGE LOT AND OPEN SPACE.
 13. STORMWATER MAINTENANCE AGREEMENT RECORDED IN DEED BOOK PAGE R.O.W.C.T.

PLANNED NEIGHBORHOOD TYPICAL LOT DIAGRAMS

ATTACHED SINGLE FAMILY UNITS
 TOWNHOMES STANDARDS:
 FRONT SETBACK: 5' MIN.
 SIDE YARD SETBACK: 0' to 6' (minimum 12' between buildings)
 REAR YARD SETBACK: 5' MIN.
 EACH UNIT CONTAINS 2 PARKING SPACES AT THE REAR OF THE UNIT.

LEGEND

Iron Rod Existing - iron rod (ex)
 Iron Rod Set - iron rod (s)
 Deed Call - (100.00')
 Fence -

Property Line -

Railroad Track -

Utility Pole w/ guy wire -

Minimum Building Setback Line MBSL -

Public Utility & Drainage Easement PUDE -

Storm Sewer -

Sanitary Sewer -

Water -

Fire Hydrant -

Existing Monument -

Concrete Monument -

Iron Rod -

Air Release Valve -

Transformer Pad -

Sector Pad -

Gas -

Force Main -

STREET ADDRESS

LOT	CONDUCTOR LANE	LOT	CONDUCTOR CIRCLE
21	2128	37	2644
22	2132	38	2640
23	2136	39	2636
24	2140	40	2632
25	2144	41	2628
26	2148	42	2624
27	2152	43	2620
28	2156	44	2616
29	2160		
30	2164		
31	2168		
32	2172		
33	2176		
34	2180		
35	2184		
36	2188		

Section 7 Phase C WHISTLE STOP FARMS SUBDIVISION

FINAL PLAT

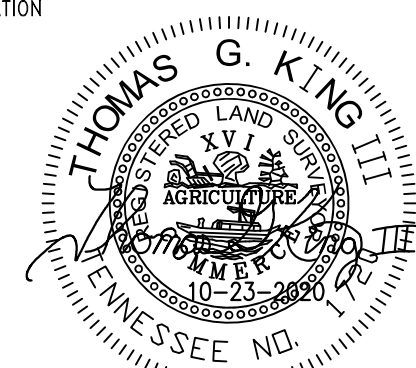
TOWN OF THOMPSON'S STATION PLANNING COMMISSION

NET AREA	5.07 ACRES	TOTAL LOTS:	32 (LOT 89 NON RESIDENTIAL)
ACRES NEW ROAD	0.68 Ac. ROW	CIVIL DISTRICT:	4th
MILES NEW ROAD	0.11 MILES (593')	CLOSURE ERROR:	±1:15,000
ACRES ALLEY	0.44 Ac.		
MILES ALLEY	0.18 MILES (956')		

OWNER: WHISTLE STOP FARMS, LLC
 SURVEYOR: WHISTLE STOP FARMS, LLC Thomas G. King III

SCALE: 1"=200' REV 10/23/20 DATE 9/18/20 SHEET 1 OF 2

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS I hereby certify that the following utility systems outlined or indicated on the plan shown herein have been installed in accordance with local and/or state government requirements or that a surety bond has been posted with the Planning Commission to insure completion of all required improvements in case of default. Also, I certify that the hydraulic design criteria specified in Section 3-106 of Town of Thompson's Station Subdivision Regulations have been met.	CERTIFICATE OF APPROVAL OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION I hereby certify that the requirements set forth in rules, regulations, by-laws, policy and operational bulletins, plan approval check list and tree planting guidelines have been met for MTEMC. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.	CERTIFICATE OF ACCURACY I hereby certify that the plan shown and described herein is a true and correct survey to the accuracy required by the Town of Thompson's Station, Tennessee Regional Planning Commission, and that the monuments have been or will be placed as shown herein, to the specifications of the Subdivision Regulations, as approved by the Town Engineer. This survey is greater than 1:10,000 as shown herein.	CERTIFICATE OF APPROVAL FOR RECORDING I hereby certify that the subdivision plat shown herein has been found to comply with Thompson's Station Subdivision Regulations with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Register.	CERTIFICATE OF OWNERSHIP AND DEDICATION Undersigned hereby certifies that it is the owner of the property shown and described herein as evidenced in Book <u>5775</u> , Page <u>532</u> , R.O.W.C.T., and that undersigned hereby adopts this plan of subdivisions with undersigned's free consent, establishes the minimum building restriction line, and that offers irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations.	CERTIFICATION OF THE APPROVAL OF STREETS I hereby certify: (1) that all streets designated on this final subdivision plat have been installed in an acceptable manner and according to regulations for Thompson's Station, Tennessee Roadway and Drainage Regulations, or (2) that a surety bond has been posted with Planning Commission to assure completion of all required improvements in case of default.	CERTIFICATE OF ADDRESSES I hereby certify that the addresses denoted on this final plat are those assigned by the Williamson County Dept. of Information Technology (IT).	CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES I do hereby certify that the subdivision name and street names denoted on this final plat have been approved by the Williamson County Dept. of Emergency Communications.
SEWER SYSTEM DATE _____ TOWN ADMINISTRATOR	Date: _____	Date: _____	Date: _____	Date: _____	Date: _____	Date: _____	Date: _____
WATER SYSTEM DATE _____ HB&TS UTILITY DISTRICT	MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION	Registered Land Surveyor	Secretary of Planning Commission	BY: _____	Town Administrator	IT Department Title _____	Williamson County Dept. of Emergency Management



CURVE DATA

CURV#	RADIUS	DELTA ANGLE	ARC CHORD	CH BEARING
C102	1910.00	18°25'55"	614.44	611.80
C103	1725.16	11°30'57"	393.74	392.89
C104	1706.50	13°05'08"	389.74	388.96
C105	1590.00	14°30'12"	402.48	401.40
C106	1590.00	11°15'50"	35.07	35.07
C107	15.00	90°40'10"	23.74	21.34
C108	15.00	90°40'10"	23.74	21.34
C109	1540.00	5°12'45"	140.10	140.08
C110	25.00	91°53'29"	40.10	35.93
C111	25.00	83°40'15"	14.62	14.61
C112	25.00	91°53'29"	40.10	35.93
C113	1540.00	5°12'45"	140.10	140.08
C114	1540.00	5°12'45"	140.10	140.08
C115	1540.00	5°12'45"	140.10	140.08
C116	15.00	90°40'10"	23.74	21.34
C117	1423.28	6°27'53"	160.58	160.50
C118	20.00	37°11'50"	12.98	12.78
C119	1443.28	6°27'53"	162.84	162.75
C120	40.00	37°11'50"	25.97	25.51
C121	1590.00	1°00'06"	27.80	27.80
C122	1590.00	0°43'15"	20.00	20.00
C123	1590.00	0°43'15"	20.00	20.00
C124	1590.00	1°00'06"	27.80	27.80
C125	1590.00	1°00'06"	27.80	27.80
C126	1590.00	0°43'15"	20.00	20.00
C127	1590.00	0°43'15"	20.00	20.00
C128	1590.00	1°00'06"	27.80	27.80
C129	1590.00	1°00'06"	27.80	27.80
C130	1590.00	0°43'15"	20.00	20.00
C131	1590.00	0°43'15"	20.00	20.00
C132	1590.00	1°00'06"	27.80	27.80
C133	1590.00	1°00'06"	27.80	27.80
C134	1590.00	0°43'15"	20.00	20.00
C135	1590.00	0°43'15"	20.00	20.00
C136	1590.00	0°27'43"	12.82	12.82
C137	1706.50	0°28'48"	14.30	14.30
C138	1706.50	0°40'18"	20.00	20.00
C139	1706.50	0°40'18"	20.00	20.00
C140	1706.50	1°02'09"	30.85	30.85
C141	1706.50	1°02'04"	30.81	30.81
C142	1706.50	0°40'18"	20.00	20.00
C143	1706.50	0°40'18"	20.00	20.00
C144	1706.50	1°02'09"	30.80	30.80
C145	1706.50	1°01'59"	30.77	30.77
C146	1706.50	0°40'18"	20.00	20.00
C147	1706.50	0°40'18"	20.00	20.00
C148	1706.50	1°01'57"	30.75	30.75
C149	1706.50	1°01'53"	30.72	30.72
C150	1706.50	0°40'18"	20.00	20.00
C151	1706.50	0°40'18"	20.00	20.00
C152	1706.50	1°01'52"	30.71	30.71
C153	1540.00	1°09'41"	31.21	31.21
C154	1540.00	0°49'07"	22.00	22.00
C155	1540.00	0°49'07"	22.00	22.00
C156	1540.00	1°10'13"	31.45	31.45
C157	1540.00	1°09'53"	31.31	31.31
C158	1540.00	0°49'07"	22.00	22.00
C159	1540.00	0°49'07"	22.00	22.00
C160	1540.00	0°51'21"	23.01	23.01
C161	1540.00	0°38'23"	17.20	17.20
C162	40.00	24°01'02"	16.77	16.64
C163	40.00	13°10'48"	9.20	9.18
C164	1443.28	0°30'42"	12.89	12.89
C165	1443.28	0°52'24"	22.00	22.00
C166	1443.28	1°06'39"	27.98	27.98
C167	1443.28	1°06'38"	27.97	27.97
C168	1443.28	0°52'24"	22.00	22.00
C169	1443.28	0°52'24"	22.00	22.00
C170	1443.28	1°06'40"	27.99	27.99
C171	35.00	90°40'10"	55.39	49.79
C172	40.00	27°38'59"	19.30	19.12
C173	1423.28	0°32'56"	13.63	13.63

LINE DATA

LINE#	BEARING	DISTANCE
L1	S 66°50'55" W	17.40
L2	S 66°50'53" W	17.34
L3	S 32°39'47" E	18.61
L4	S 32°39'47" E	18.73
L5	S 52°15'10" E	8.49
L6	N 52°15'10" W	8.49
L7	N 30°43'57" E	26.92
L8	S 59°16'03" E	11.33
L9	N 30°43'57" E	26.92
L10	N 30°43'57" E	26.92
L11	S 59°16'03" E	11.33
L12	N 30°43'57" E	9.89
L13	N 32°39'47" E	14.09
L14	N 71°21'22" E	2.34
L15	N 71°21'22" E	2.34

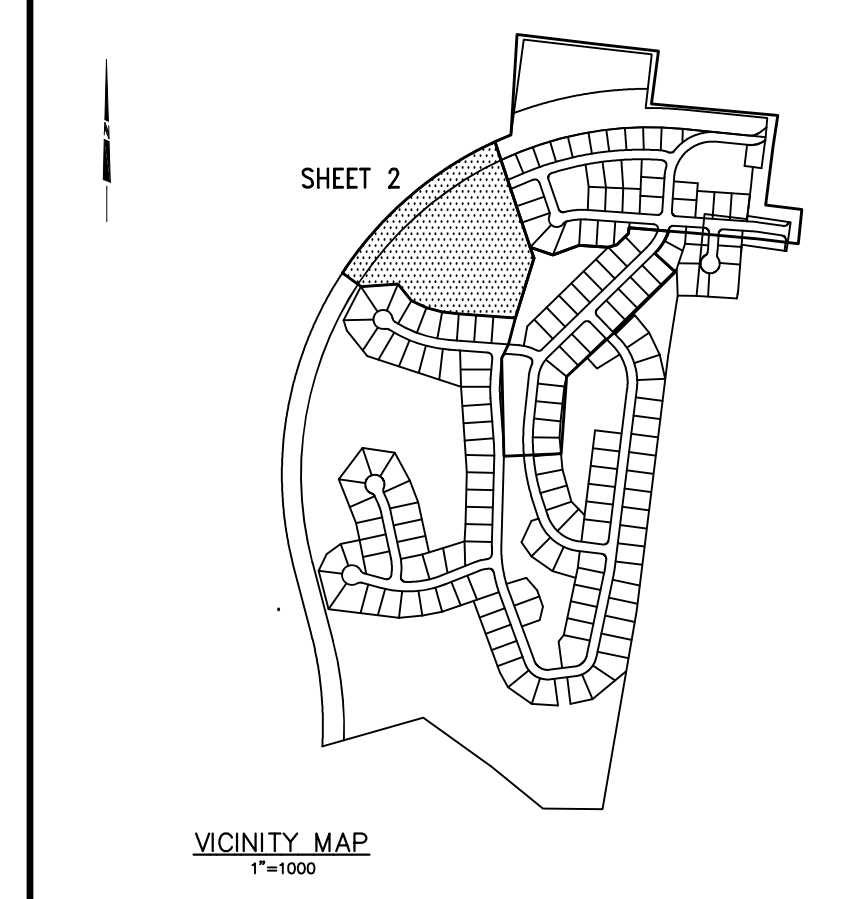
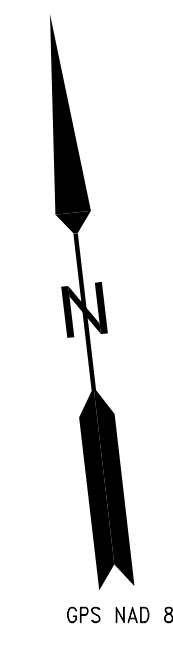
LOT AREA

Lot	Sq. Feet	Acres
21	2821	0.06
22	1936	0.04
23	1941	0.04
24	2851	0.07
25	2865	0.07
26	1965	0.05
27	1971	0.05
28	2897	0.07
29	2912	0.07
30	1936	0.05
31	2002	0.05
32	2945	0.07
33	2961	0.07
34	2028	0.05
35	2034	0.05
36	2830	0.06
37	2179	0.05
38	2084	0.05
39	2084	0.05
40	2668	0.06
41	2667	0.06
42	2084	0.05
43	2084	0.05
44	2668	0.06
73	2311	0.05
74	2131	0.05
75	2128	0.05
76	2868	0.07
77	2874	0.07
78	2128	0.05
79	2128	0.05
80	2863	0.07
89	5501	1.13
TOTAL	82405	1.94

MALCOLM MOSS GIBBS,
JOHN M. GIBBS
MAP 148 PARCEL 21
Deed Book 1305 Page 472

VH
13

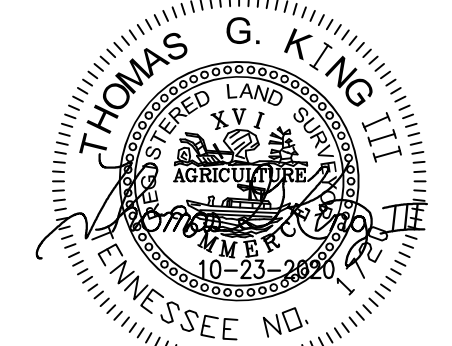
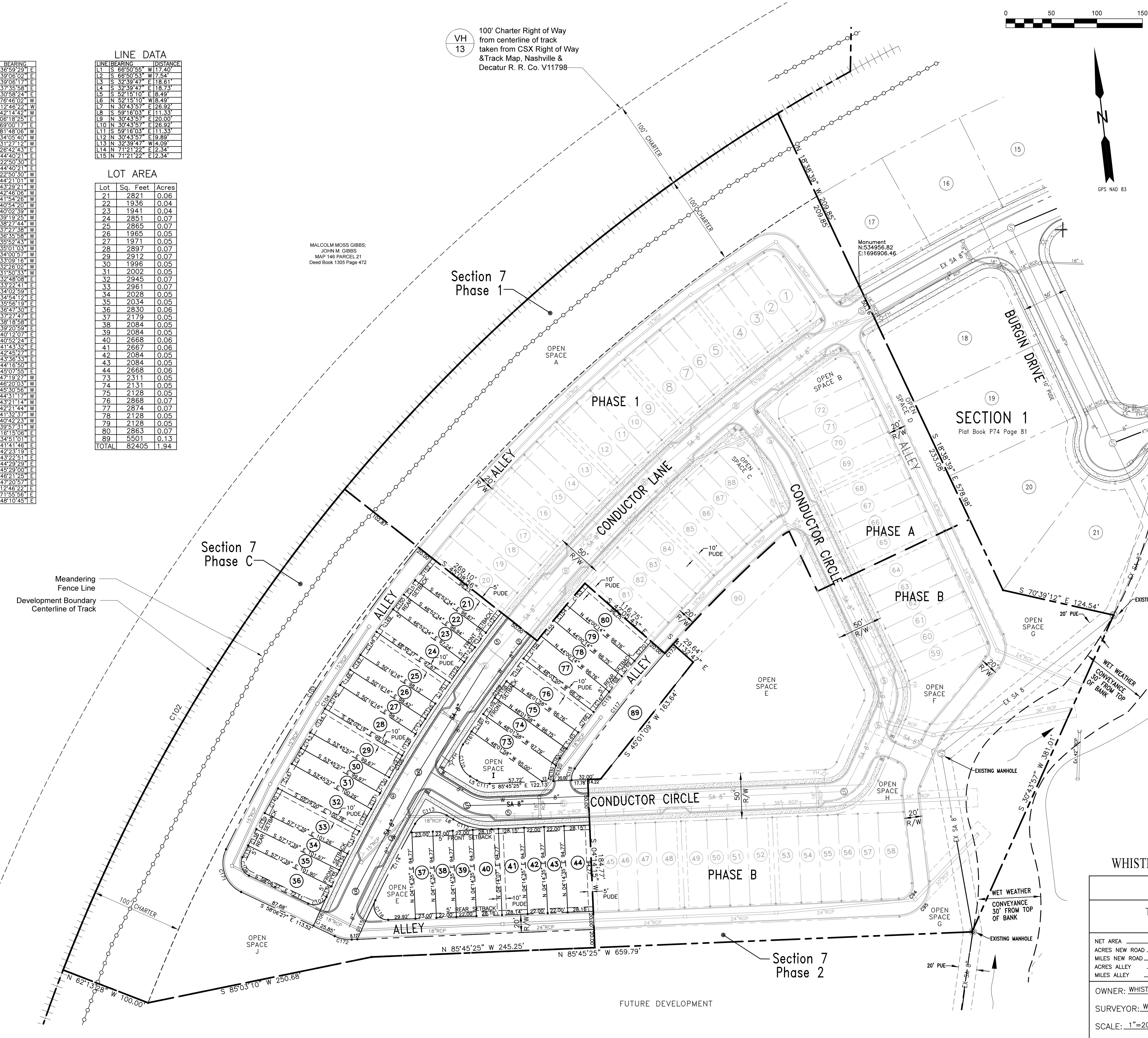
100' Charter Right of Way
from centerline of track
taken from CSX Right of Way
& Track Map, Nashville &
Decatur R. R. Co. V11798



LEGEND

- Iron Rod Existing - iron rod (ex)
- Iron Rod Set - iron rod (s)
- Deed Call - (100.00')
- Fence -
- Property Line -
- Railroad Track
- Utility Pole w/ guy wire
- Minimum Building Setback Line MBSL
- Public Utility & Drainage Easement PUDE
- Storm Sewer
- Sanitary Sewer
- Water
- Fire Hydrant
- Existing Monument
- Concrete Monument
- Iron Rod
- Air Release Valve
- Transformer Pad
- Sector Pad
- Gas
- Force Main
- Street Lamp

Meandering
Fence Line
Development Boundary
Centerline of Track



**Section 7
Phase C
WHISTLE STOP FARMS SUBDIVISION**

FINAL PLAT

TOWN OF THOMPSON'S STATION
PLANNING COMMISSION

NET AREA	5.07 ACRES	TOTAL LOTS: 32 (LOT 89 NON RESIDENTIAL)
ACRES NEW ROAD	0.66 AC ROW	
MILES NEW ROAD	0.11 MILES (593')	CIVIL DISTRICT: 4th
ACRES ALLEY	0.44 AC	CLOSURE ERROR: >1:15,000
MILES ALLEY	0.18 MILES (956)	

OWNER: WHISTLE STOP FARMS, LLC
SURVEYOR: WHISTLE STOP FARMS, LLC Thomas G. King III

SCALE: 1"=200'
REV 10/23/20
DATE 9/18/20 SHEET 2 OF 2

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



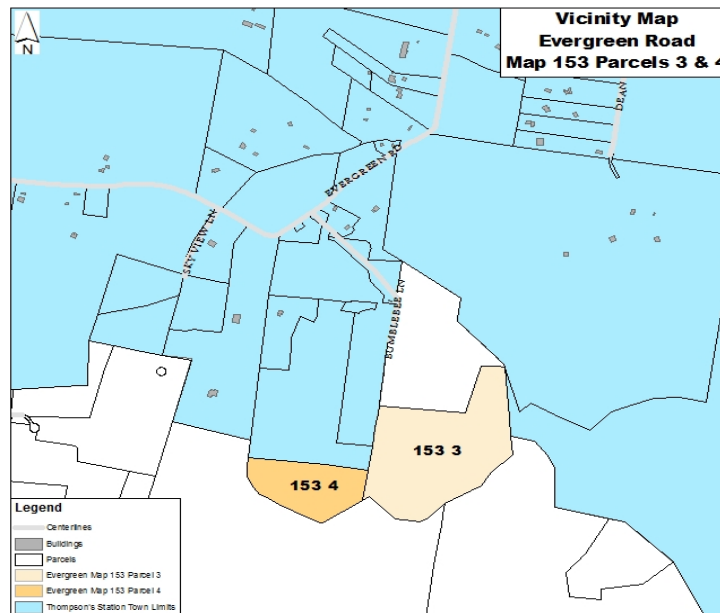
1550 Thompson's Station Road W.
P.O. Box 100
Thompson's Station, TN 37179

MEMO

DATE: November 17, 2020
TO: Planning Commissioners
FROM: Micah Wood, AICP Planning Director
SUBJECT: Request for a Plan of Services for Map 153 Parcels 3 & 4 (unnumbered Evergreen Road)

Request

Huntly Gordon, on behalf of Fox Brothers Properties GP, requests annexation of Map 153 Parcels 3 and 4 (located south of unnumbered Evergreen Road). The property in total consists of approximately 59 acres (Map 153, Parcel 3 is ± 42 acres and Map 153, Parcel 4 is ± 16 acres). Per the TCA, a Plan of Services is required for this annexation process. Therefore, the following Plan of Services is included for Planning Commission review and recommendation onto the BOMA. Once recommended on, this Plan of Services shall be included as part of the annexation process for this property. The applicant requests D1 zoning for the property, which is a contiguous zoning district.



Background

This property is located within the Town's Urban Growth Boundary and, therefore, can be annexed through a referendum. The property is bounded to the east by property within the Town zoned D1, to the west by property within the Town zoned T2 and to the north and south by residential/agricultural uses located within Williamson County. The requested zoning of D1 is appropriate for this location since it would be an extension of the D1

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1550 Thompson's Station Road W.
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Thompson's Station, TN 37179

zone to the east and would provide a transition to the T2 property to the west.

Plan of Services

See attached for the specific Plan of Services. Services are limited within this vicinity; however, the proposed plan of services is consistent with the plan of services available by the Town for this new territory.

Staff Recommendation

Staff recommends a favorable recommendation onto the BOMA for annexation and to adopt the Plan of Services for Map 153 Parcels 3 and 4 with the following contingency:

1. The applicant notes access is provided via an easement to Evergreen Road. Proof of access shall be provided prior to BOMA review of this request.

Attachment

Plan of Services

Plan of Services for Map 153 Parcels 3 & 4 (unnumbered Evergreen Road)

A. Police

1. The same regular police protection service now provided within the Town will be extended to the annexed area on the effective date of annexation thirty (30) days after a successful referendum vote. Patrolling, radio responses to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation per
2. Traffic signs, traffic signals and other street (road) traffic control markings and devices will be installed as the need therefore is established by appropriate study and traffic standards.
3. The Williamson County Sheriff's Department currently provides the aforementioned services to the Town through an interlocal agreement.

B. Fire

The same regular fire protection service now provided within the Town will be extended to the annexed area on the effective date of annexation.

C. Wastewater

1. Wastewater will be provided via individual septic systems.
2. Alternatively, sanitary sewers for wastewater will be provided at a time when the density and/or type of development in the annexation area are such as to amortize the cost of sewer installation.
3. The developer is required to provide documentation of approval of all septic services from Williamson County Sewerage Disposal prior to the submittal of any preliminary plat or any development.

D. Utilities

The applicant shall be responsible for contacting all utility providers and establishing service. Currently, HB&TS provides water, Atmos Energy provides natural gas, and MTEMC provides electricity to the annexation area, and that is not anticipated to change.

E. Streets

1. Emergency maintenance of streets (repair of chuckholes, measures necessary for traffic flow, etc.) in the annexed area will begin after the effective date of annexation.

Plan of Services for Map 153 Parcels 3 & 4 (unnumbered Evergreen Road)

2. Routine maintenance of the roads and rights-of-way will begin in the annexed area once development of the annexed area occurs.
3. The governing body under current policies of the Town will determine the scheduling of any major paving activity in the annexed area.
4. Street name signs, where needed, will be installed in the substantially developed area in accordance with the current policies of the Town.

F. Planning & Codes Services

1. All codes inspection services now provided by the Town will begin in the annexed area and apply to new construction and substantial improvements after the effective date of annexation.
2. All planning and zoning jurisdiction of the Town will extend to the annexed area on the effective date of annexation. The D1 zoning requested by the applicant is consistent with adjacent zoning.

G. Recreation

Residents of the annexed area and all future residents may utilize all existing municipal recreational facilities on the effective date of annexation by referendum under the same policies and guidelines governing current town residents.

H. Schools

Any residential development will have an impact on the Williamson County School System and future development should be coordinated with the Williamson County Schools Planning & Zoning Division.

I. Tax Assessor

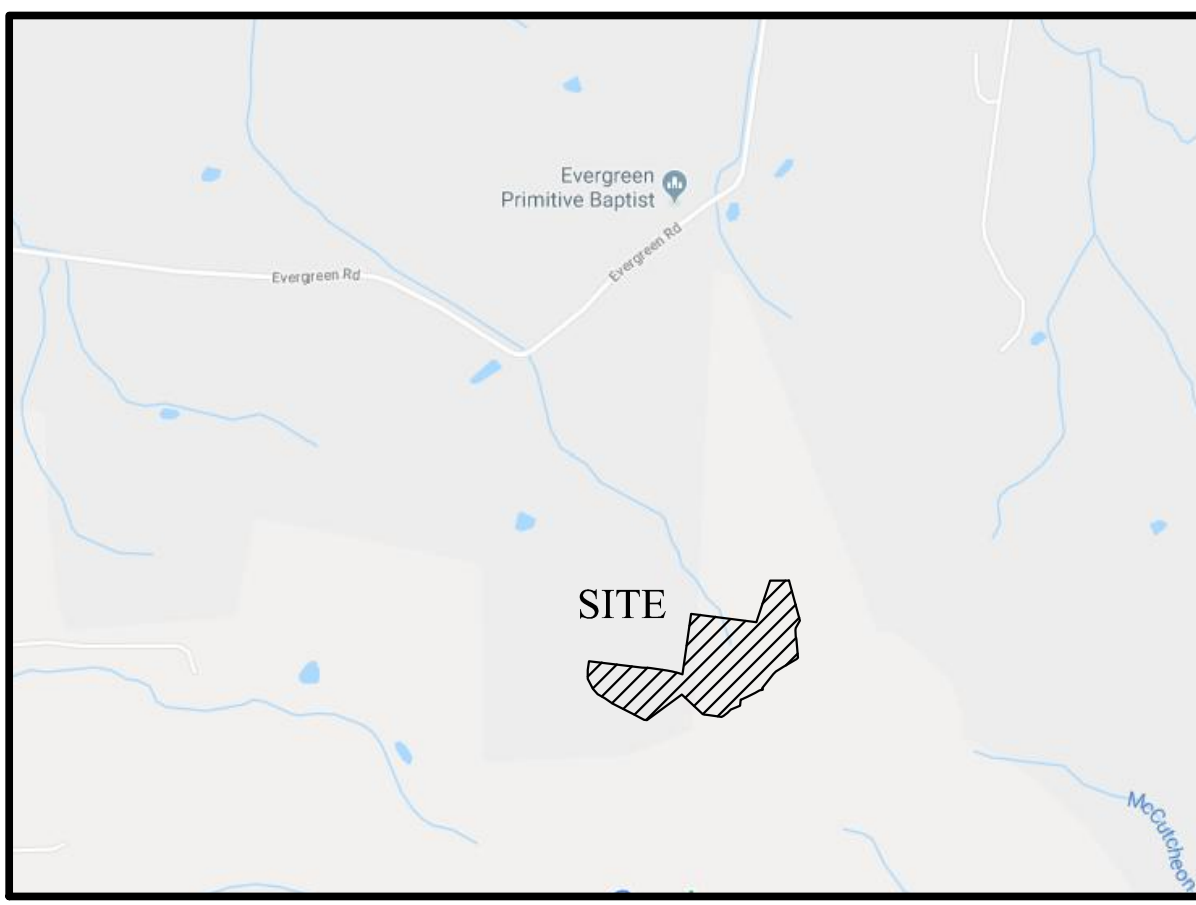
The impact of the annexation to the Tax Assessor would be minimal to none.

J. Animal Control

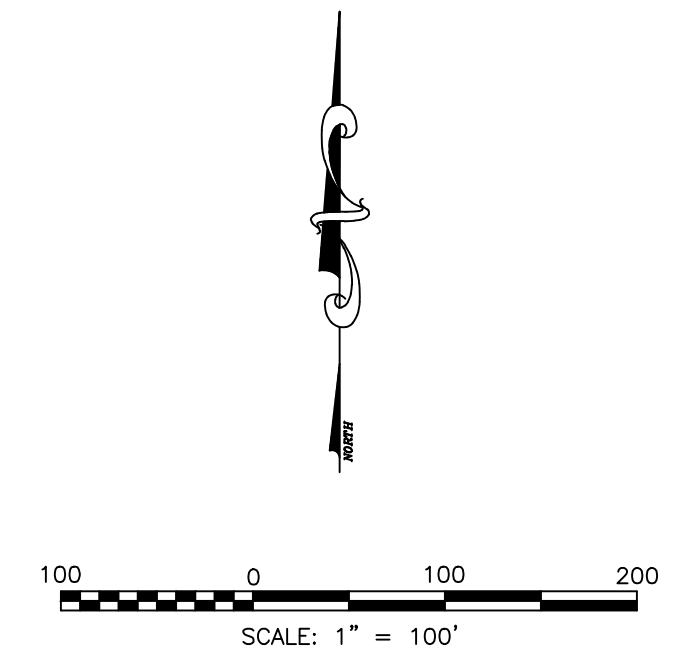
This service is provided by the County, so the impact would be none.

K. Cemetery

There should be no impact as the Town does not operate a local cemetery.



VICINITY MAP
N.T.S.



GENERAL NOTES:

- THIS IS A CLASS I SURVEY AS DEFINED BY THE TENNESSEE BOARD OF LICENSING FOR LAND SURVEYORS. THE PRECISION OF THE UNADJUSTED FIELD TRAVERSE IS BETTER THAN 1 PART IN 10,000 PARTS.
- PARCEL SHOWN THUS (00) REFER TO WILLIAMSON COUNTY TAX MAP NOS. 146, & 153.
- THESE PROPERTIES ARE SHOWN IN ZONE "X" ON THE FEDERAL EMERGENCY MANAGEMENT AGENCIES FLOOD INSURANCE RATE MAP NO. 47187C0340 F & 47187C0345 F, BOTH DATED SEPTEMBER 29, 2006.
- THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPROMISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE, AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED, VERIFICATION OF EXISTENCE, LOCATION, AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TENNESSEE REQUIRES, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS NO LESS THAN (3) THREE, NO MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, CONTACT TENNESSEE ONE CALL AT 1-800-351-1111.

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ⊕ POWER POLE
- ⊖ GUY WIRE
- x- FENCE LINE
- SA- SEWER SERVICE
- W- WATER SERVICE
- OHP- OVERHEAD ELECTRIC SERVICE
- - - SETBACK LINE
- - - EASEMENT LINE
- - - - - PROPERTY LINE

BOUNDARY SURVEY
FOX BROTHERS PROPERTIES, G.P.
EVERGREEN ROAD
WILLIAMSON COUNTY, TENNESSEE

REVISIONS:

SEAL

JOSEPH E. AHLER
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1434

5/10/19

DESIGNED
JEA

DRAWN
CMF

CHECKED
JEA

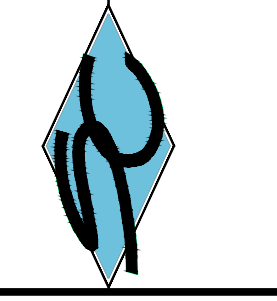
DATE
5/06/19

SCALE
1" = 100'

PROJECT NO.

SHEET
S 1.0

S:\0_Evergreen_Road - Boundary_Survey.dwg



BOUNDARY SURVEY
 FOX BROTHERS PROPERTIES, G.P.
 EVERGREEN ROAD
 WILLIAMSON COUNTY, TENNESSEE



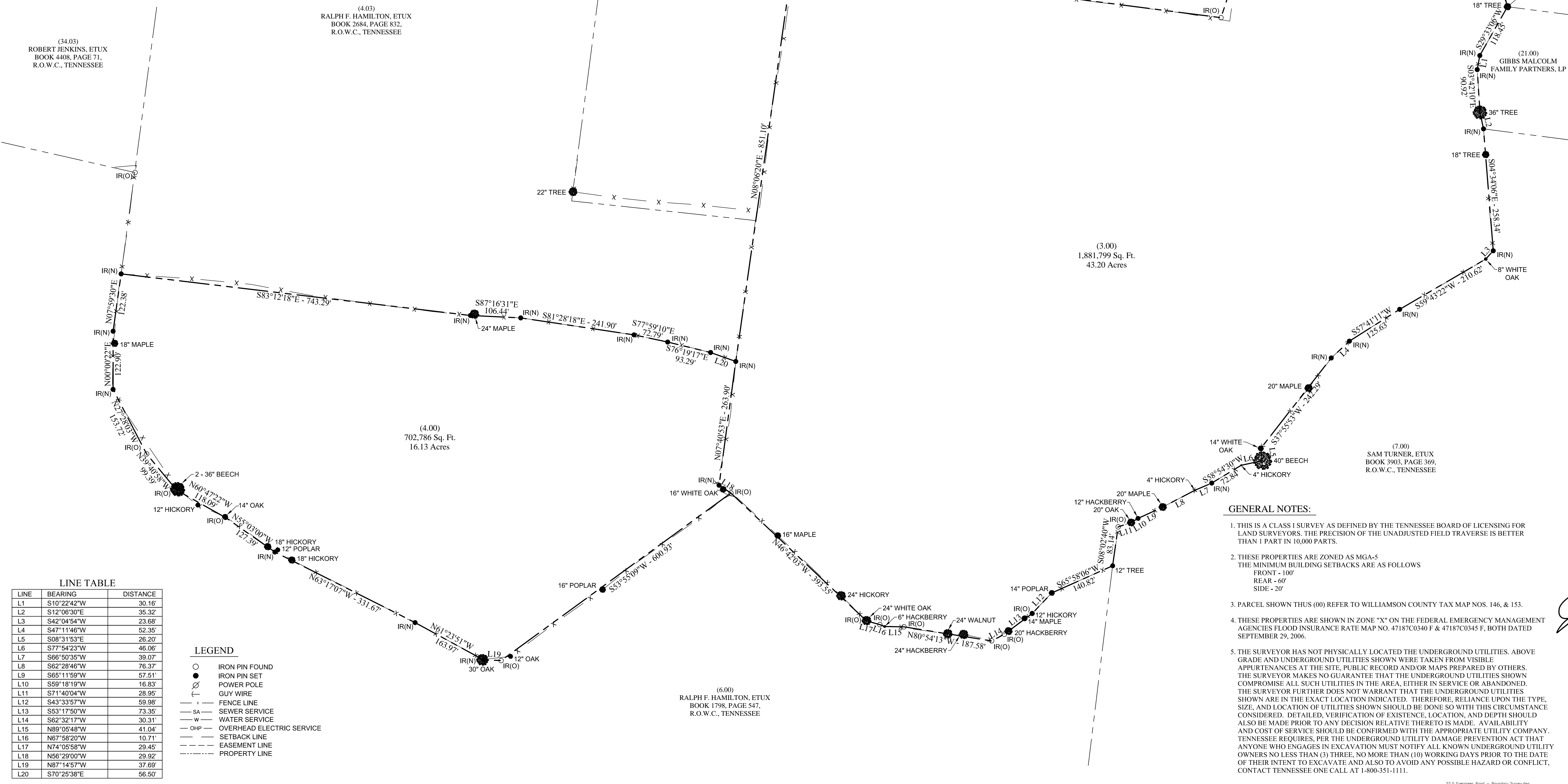
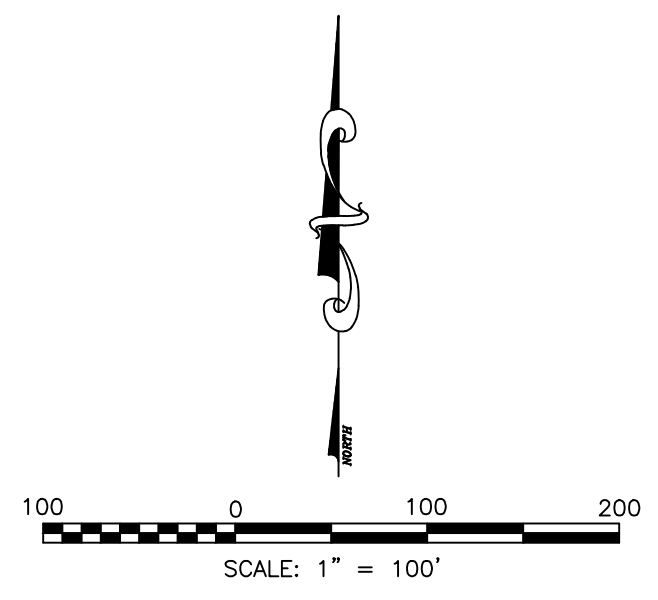
DESIGNED	SEA
DRAWN	CMF
CHECKED	SEA
DATE	5/06/19
SCALE	1" = 100'
PROJECT NO.	



VICINITY MAP
 N.T.S.

MATCH LINE - SEE SHEET S1.0

MATCH LINE - SEE SHEET S1.0



LINE TABLE

LINE	BEARING	DISTANCE
L1	S10°22'42"W	30.16'
L2	S12°06'30"E	35.32'
L3	S42°04'54"W	23.68'
L4	S47°11'46"W	52.35'
L5	S08°31'53"E	26.20'
L6	S77°54'23"W	46.06'
L7	S66°50'35"W	39.07'
L8	S62°28'46"W	76.37'
L9	S65°11'59"W	57.51'
L10	S59°18'19"W	16.83'
L11	S71°40'04"W	28.95'
L12	S43°33'57"W	59.98'
L13	S53°17'50"W	73.35'
L14	S62°32'17"W	30.31'
L15	N89°05'48"W	41.04'
L16	N67°58'20"W	10.71'
L17	N74°05'58"W	29.45'
L18	N56°29'00"W	29.92'
L19	N87°14'57"W	37.69'
L20	S70°25'38"E	56.50'

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ⊕ POWER POLE
- ⊖ GUY WIRE
- x- FENCE LINE
- SA- SEWER SERVICE
- W- WATER SERVICE
- OHP- OVERHEAD ELECTRIC SERVICE
- - - SETBACK LINE
- - - - EASEMENT LINE
- - - - - PROPERTY LINE

GENERAL NOTES:

- THIS IS A CLASS 1 SURVEY AS DEFINED BY THE TENNESSEE BOARD OF LICENSING FOR LAND SURVEYORS. THE PRECISION OF THE UNADJUSTED FIELD TRAVERSE IS BETTER THAN 1 PART IN 10,000 PARTS.
- THESE PROPERTIES ARE ZONED AS MGA-5 THE MINIMUM BUILDING SETBACKS ARE AS FOLLOWS
 FRONT - 100'
 REAR - 60'
 SIDE - 20'
- PARCEL SHOWN THUS (00) REFER TO WILLIAMSON COUNTY TAX MAP NOS. 146, & 153.
- THESE PROPERTIES ARE SHOWN IN ZONE "X" ON THE FEDERAL EMERGENCY MANAGEMENT AGENCIES FLOOD INSURANCE RATE MAP NO. 47187C0340 F & 47187C0345 F, BOTH DATED SEPTEMBER 29, 2006.
- THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPROMISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE, AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED, VERIFICATION OF EXISTENCE, LOCATION, AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TENNESSEE REQUIRES, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS NO LESS THAN (3) THREE, NO MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, CONTACT TENNESSEE ONE CALL AT 1-800-351-1111.



Thompson's Station Planning Commission
Staff Report – Item 6 Bridgemore Village Section 6C
November 17, 2020

PERFORMANCE SURETY RELEASE REQUEST

Bridgemore Village, Sections 6C

“The surety instruments guaranteeing installation of improvements may be reduced upon completion of the base asphalt and again upon completion, dedication and acceptance of such improvements and then only to the ratio that the cost of the public improvements dedicated bears to the total cost of public improvements included in said plat” (LDO Section 5.2.13).

On November 28, 2017, Section 6C was approved for the creation of single-family lots within Bridgemore Village. The plat was approved with a \$215,000 surety for roads, drainage and erosion control and a \$170,000 surety for the sewer. In January 2020, the Planning Commission reduced the surety based on the progress completed to that point. The applicant now asks for release of the performance stage of the surety and to enter the maintenance period.

This public improvement has been designed and installed per the approved construction plans and Town standards. This action will provide acceptance of the public improvement. The final step in the public infrastructure process is dedication of the improvement by the developer to the Town, after a maintenance period of 1 year.

Recommendation

Staff recommends that the Planning Commission:

1. Release performance surety for roads, drainage and erosion control and establish a maintenance agreement for one year.
2. Recommend BOMA note acceptance of the public improvement prior to dedication after the 1-year maintenance period.

Thompson's Station Planning Commission
Staff Report – Item 7 Bridgemore Village Section 6D
November 17, 2020

SURETY REDUCTION REQUEST

Bridgemore Village, Sections 6D

“The surety instruments guaranteeing installation of improvements may be reduced upon completion of the base asphalt and again upon completion, dedication and acceptance of such improvements and then only to the ratio that the cost of the public improvements dedicated bears to the total cost of public improvements included in said plat” (LDO Section 5.2.13).

On January 23, 2018, Section 6D was approved for the creation of single-family lots within Bridgemore Village. The plat was approved with a \$120,600 surety for roads, drainage and erosion control and a \$70,000 surety for the sewer. In January 2020, the Planning Commission reduced the surety based on the progress completed to that point. The applicant now asks for release of the performance stage of the surety and to enter the maintenance period.

This public improvement has been designed and installed per the approved construction plans and Town standards. This action will provide acceptance of the public improvement. The final step in the public infrastructure process is dedication of the improvement by the developer to the Town, after a maintenance period of 1 year.

Recommendation

Staff recommends that the Planning Commission:

1. Release performance surety for roads, drainage and erosion control and establish a maintenance agreement for one year.
2. Recommend BOMA note acceptance of the public improvement prior to dedication after the 1-year maintenance period.