

Section 1
WHISTLE STOP FARMS SUBDIVISION

FINAL PLAT

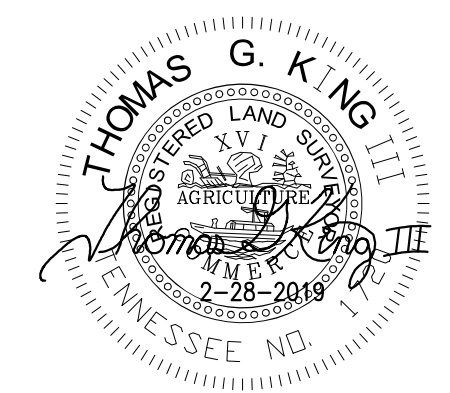
TOWN OF THOMPSON'S STATION
PLANNING COMMISSION

NET AREA	32.13 ACRES	TOTAL LOTS	46
ACRES NEW ROAD	4.90 AC ROW	CIVIL DISTRICT	4th
MILES NEW ROAD	4.355 LF OF CL	CLOSURE ERROR	≥1:15,000
	0.82 MILES		

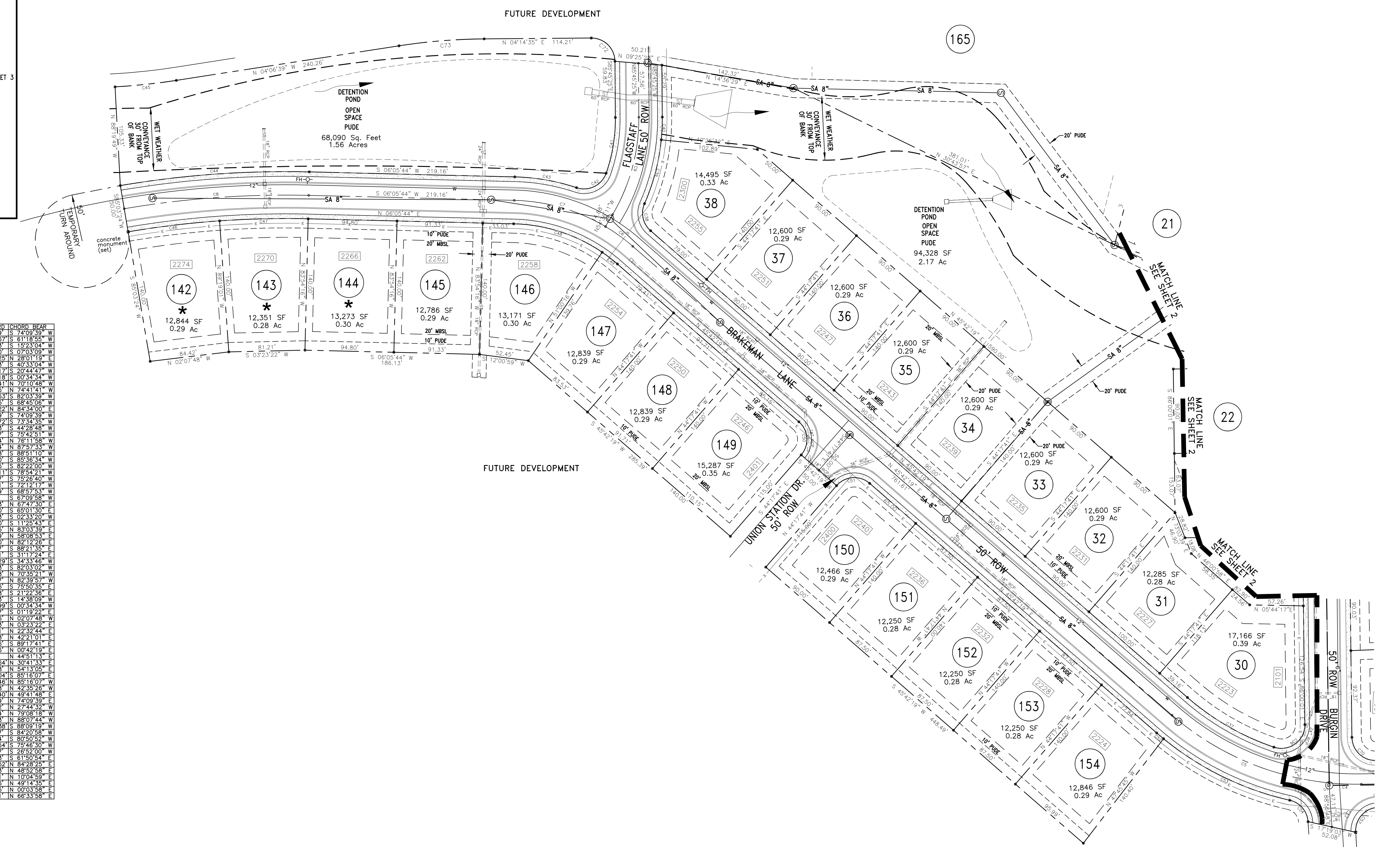
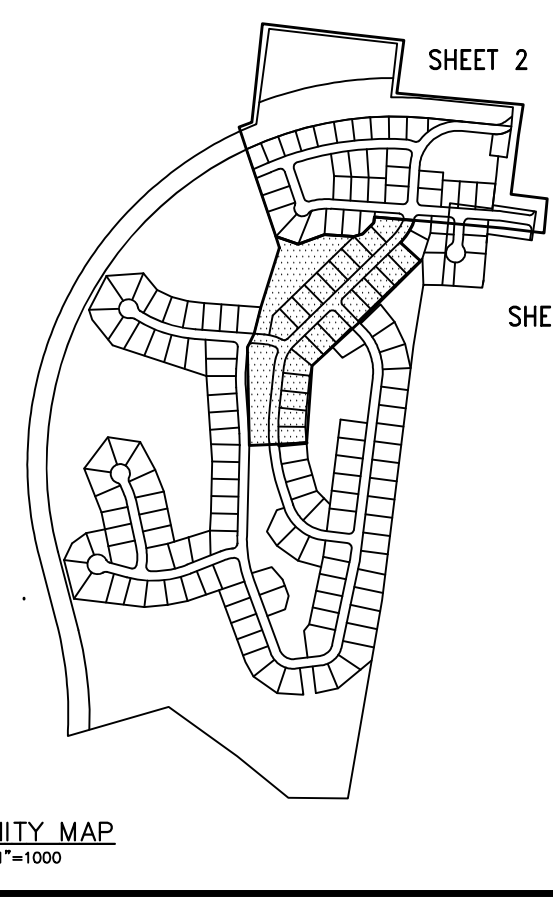
OWNER: WHISTLE STOP FARMS, LLC

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

SCALE: 1"=50'
Rev 2/28/19 DATE 2/12/19 SHEET 2 OF 3



SEE SHEET 3 OF 3 FOR CURVE DATA

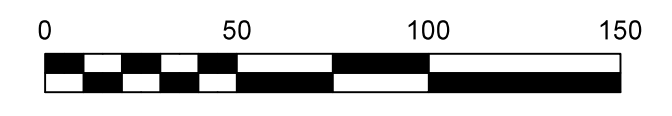


CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEAR
C1	42°56'00"	100.00	74.93	73.19	S 74°09'59" W
C2	68°37'29"	225.00	269.49	253.67	S 61°18'55" W
C3	2°14'13"	225.00	91.25	90.63	S 15°23'04" W
C4	6°34'23"	300.00	34.42	34.40	S 07°03'09" W
C5	35°21'58"	300.00	185.18	182.23	N 28°01'10" E
C6	10°18'29"	200.00	35.98	35.93	S 40°33'04" W
C7	29°18'05"	200.00	102.28	101.17	S 20°44'47" W
C8	11°02'20"	1025.00	197.48	197.18	S 00°34'53" W
C9	31°09'15"	200.00	108.75	107.41	N 07°10'48" W
C10	2°23'43"	100.00	40.83	40.55	N 74°41'41" W
C11	2°30'37"	1565.00	630.79	626.53	S 89°03'39" W
C12	3°51'28"	1565.00	95.27	96.29	S 68°45'06" W
C13	18°51'58"	321.00	105.70	105.22	N 84°34'00" E
C14	42°56'00"	75.00	56.20	54.89	S 74°09'59" W
C15	44°06'09"	250.00	192.43	187.72	S 73°33'35" W
C16	14°05'25"	250.00	161.48	161.33	S 44°28'48" W
C17	76°33'33"	25.00	33.41	30.97	S 75°42'51" W
C18	20°23'10"	125.00	44.48	44.24	N 76°11'58" W
C19	3°08'00"	1590.00	85.90	86.94	N 87°57'33" W
C20	3°14'34"	1590.00	89.99	89.98	S 88°51'10" W
C21	3°14'37"	1590.00	90.01	90.00	S 88°56'34" W
C22	3°14'31"	1590.00	89.96	89.95	S 82°22'00" W
C23	3°40'49"	1590.00	102.13	102.11	S 78°54'21" W
C24	3°14'33"	1590.00	89.98	89.97	S 75°26'40" W
C25	3°14'13"	1590.00	89.83	89.81	S 72°12'17" W
C26	3°14'36"	1590.00	90.00	89.99	S 68°57'33" W
C27	2°11'13"	1590.00	93.81	94.11	S 69°09'58" W
C28	1°36'17"	1540.00	43.13	43.13	N 67°47'30" E
C29	92°45'43"	25.00	40.47	36.20	S 65°01'30" E
C30	42°23'58"	25.00	17.02	16.63	S 02°32'02" W
C31	70°22'04"	42.00	51.58	48.40	S 11°25'43" E
C32	100°39'12"	42.00	73.78	64.65	N 83°03'39" E
C33	48°52'58"	24.80	21.23	20.59	N 58°08'53" E
C34	14°05'49"	296.00	73.09	72.90	N 82°12'26" E
C35	4°43'08"	296.00	24.38	24.37	S 88°21'35" E
C36	109°25'14"	25.00	47.74	40.81	S 31°17'24" E
C37	22°17'06"	225.00	108.96	108.29	S 34°33'46" W
C38	72°41'28"	25.00	31.72	29.63	S 82°03'02" W
C39	17°58'14"	225.00	70.57	70.28	N 70°35'21" W
C40	6°10'57"	225.00	24.28	24.27	N 82°39'57" W
C41	18°49'00"	175.00	160.56	160.26	S 74°50'35" E
C42	89°06'18"	25.00	38.88	35.08	S 21°22'36" E
C43	17°04'49"	225.00	67.07	66.83	S 14°38'09" W
C44	11°02'20"	1050.00	202.30	201.99	S 00°34'54" W
C45	5°34'35"	675.00	65.69	65.67	S 01°19'22" E
C46	5°37'36"	1000.00	98.20	98.16	N 02°07'48" W
C47	5°24'45"	1000.00	94.46	94.43	N 03°23'22" E
C48	3°24'00"	175.00	100.49	99.11	N 22°52'44" E
C49	6°42'35"	175.00	20.49	20.48	N 42°21'01" E
C50	90°00'00"	25.00	39.27	35.36	S 89°17'41" E
C51	90°00'00"	25.00	39.27	35.36	N 00°42'19" E
C52	14°21'00"	325.00	9.68	9.69	N 44°51'13" E
C53	26°37'10"	325.00	150.99	149.64	N 30°41'33" E
C54	73°40'13"	25.00	32.14	29.98	N 54°13'05" E
C55	72°17'33"	1450.00	188.17	186.04	S 85°18'07" E
C56	7°21'23"	1500.00	192.59	192.48	N 85°16'07" W
C57	92°42'46"	25.00	40.45	36.18	N 42°35'26" W
C58	91°51'42"	200.00	320.66	287.40	N 43°41'48" E
C59	42°56'00"	125.00	93.67	91.49	N 74°09'59" E
C60	88°17'03"	25.00	38.52	34.82	N 27°44'32" W
C61	14°30'30"	75.00	18.99	18.94	N 79°08'18" W
C62	3°28'22"	1540.00	93.34	93.33	N 88°07'44" W
C63	3°57'32"	1540.00	106.41	106.38	S 88°09'19" W
C64	3°39'10"	1540.00	98.18	98.17	S 84°20'58" W
C65	3°21'01"	1540.00	90.05	90.04	S 80°50'52" W
C66	6°47'44"	1540.00	182.65	182.54	S 75°40'50" W
C67	91°01'16"	25.00	39.72	35.67	S 26°52'00" W
C68	86°24'31"	25.00	37.70	34.23	S 61°50'54" E
C69	119°03'09"	345.00	115.05	114.52	N 84°28'29" E
C70	90°14'09"	25.00	39.31	35.43	S 48°52'58" E
C71	12°38'03"	250.00	55.13	55.01	N 10°04'59" E
C72	90°00'00"	25.00	39.27	35.36	N 49°14'35" E
C73	8°21'14"	625.00	91.13	91.05	N 00°03'58" E
C74	2°45'49"	1910.00	92.12	92.11	N 66°33'58" E

- 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 -



* ASTRIC REPRESENTS CRITICAL LOT DUE TO SLOPE AND WILL BE SUBJECT TO ENGINEERING SITE PLAN AND FOOTING DETAIL.



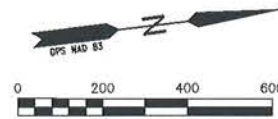
SITE DATA

PROJECT NAME	WHISTLE STOP FARMS	LOT AREA	ACRES
LOCATION: PARCEL 40, TAX MAP 146		51.63	
ZONING: PN (PLANNED NEIGHBORHOOD)		65.9	
		RIGHTS OF WAY	13.92
		TOTAL AREA	131.45

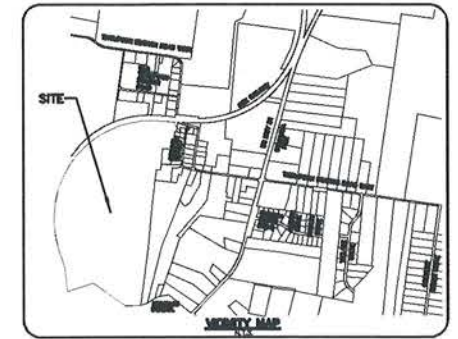
TOTAL SITE AREA: 47.131.45 AC
 TOTAL ALLOWED DENSITY: 3 DUA
 TOTAL PROPOSED HOMES: 164 (8.80 DUA)
 REQUIRED OPEN SPACE: 50%
 PROVIDED OPEN SPACE: 52%

OPEN SPACE

	SQUARE FEET	ACRES
A	176,042	4.04
B	11,755	0.27
C	4,942	0.09
D	87,726	2.01
E	40,132	0.92
F	7,009	0.16
G	59,895	1.38
H	1,524,702	35.00
I	94,218	2.16
J	248,343	5.70
K	169,252	3.89
L	3,150	0.07
M	445,050	10.22
TOTAL		65.9 AC



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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 -
- Trees greater than 20" -

SURVEY NOTES:

1. SURVEYOR'S LIABILITY FOR THE ACCURACY OF THIS SURVEY SHALL BE LIMITED TO THE ORIGINAL PLANS AND DOES NOT EXTEND TO ANY UNLAWFUL ACTIONS OR OMISSIONS OF ANY PERSONS OR ENTITIES WHOSE ACTIONS OR OMISSIONS MAY BE SUBJECT TO A SEPARATE LEGAL ACTION.
2. PARCEL BOUNDARIES SHOWN HEREON REFER TO WILLIAMSON COUNTY TAX MAP 146 PARCEL 40 AND MAP 146 GROUP A PARCEL 4.
3. ALL SURVEYS WERE MEASURED WITH EDM AND GPS EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
4. THE PROPERTY BOUNDARIES SHOWN ON THIS PLAN ARE BASED ON THE 100 YEAR FLOOD PLANE AND ARE INTENDED TO BE IN ACCORDANCE WITH THE 100 YEAR FLOOD PLANE AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
5. THIS SURVEY WAS NOT PROVIDED WITH A TITLE COMMITMENT. THEREFORE SUBJECT TO THE PROVISIONS OF A SEPARATE TITLE POLICY.
6. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY IMPROVEMENTS OF THE PROPERTY SHOWN HEREON, THE OWNER AND/OR CONTRACTOR SHALL ASSUME RESPONSIBILITY OF CONDUCTING THE LOCAL UTILITY SURVEY FOR EACH LOCATION OF UNDERGROUND AND LOCAL TELEPHONE AND CABLE LINES AND SHALL BE RESPONSIBLE TO ANY AND ALL UTILITIES OR COMPANIES IN CONNECTION WITH SUCH SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO ANY AND ALL UTILITIES OR COMPANIES IN CONNECTION WITH SUCH SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO ANY AND ALL UTILITIES OR COMPANIES IN CONNECTION WITH SUCH SURVEY.
7. PROPERTY DATA FROM DEEDS OF RECORD AND FROM ADJACENT PROPERTIES AS NOTED ON THIS PLAN SHALL BE USED FOR PARCELS 40 AND 41 AS SHOWN ON MAP 146 PARCEL 40 AND MAP 146 GROUP A PARCEL 4.
8. SURVEYOR'S LIABILITY FOR THE ACCURACY OF THIS SURVEY SHALL BE LIMITED TO THE ORIGINAL PLANS AND DOES NOT EXTEND TO ANY UNLAWFUL ACTIONS OR OMISSIONS OF ANY PERSONS OR ENTITIES WHOSE ACTIONS OR OMISSIONS MAY BE SUBJECT TO A SEPARATE LEGAL ACTION.
9. ALL INFORMATION SHOWN ON THIS PLAN IS BASED ON THE ORIGINAL PLANS AND DOES NOT EXTEND TO ANY UNLAWFUL ACTIONS OR OMISSIONS OF ANY PERSONS OR ENTITIES WHOSE ACTIONS OR OMISSIONS MAY BE SUBJECT TO A SEPARATE LEGAL ACTION.
10. UTILITIES SHOWN HEREON FROM FIELD LOCATIONS THAT WERE APPROVED AND COVERED FROM APPROVED SURVEYS SHALL BE SHOWN AS SHOWN ON THIS PLAN. THERE MAY BE UTILITIES THE EXISTENCE OF WHICH ARE UNKNOWN TO THE SURVEYOR.
11. ALL SURVEYS, OPEN SPACE, GROUND TIES AND SURVEY ADJUSTMENTS TO BE SHOWN ON THIS PLAN SHALL BE SHOWN ON THIS PLAN.
12. ALL OPEN SPACE MAY BE USED AS PUBLIC UTILITY AND SURVEY BOUNDARIES.

* ASTRIC REPRESENTS CRITICAL LOT AND WILL BE SUBJECT TO ENGINEERING SITE PLAN AND FOOTING DETAIL

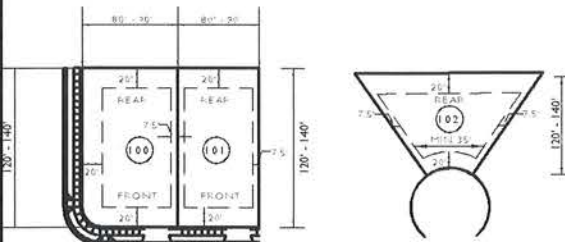
PARCEL ID: 146 4000 OWNED BY: WHISTLE STOP FARMS, LLC WILLIAMSON CO. TAX MAP 146 PARCEL 40 DEED REFERENCE BOOK 5775 PAGE 527 ZONING: PLANNED NEIGHBORHOOD
PARCEL ID: 146 4001 OWNED BY: JOHN RODRIGUEZ HELLER III WILLIAMSON CO. TAX MAP 146 PARCEL 40 DEED REFERENCE BOOK 8923 PAGE 521 ZONING: T4

PLANNED NEIGHBORHOOD TYPICAL LOT DIAGRAMS

SINGLE FAMILY LOT

- 1. HOUSE FRONT SETBACK: 20' MIN.
- 2. SIDE YARD SETBACK: 7.5' MIN.
- 3. REAR YARD SETBACK: 20' MIN.

1. LOT COVER (FOOTPRINT OF ALL STRUCTURES) SHALL NOT EXCEED 40%
2. ALL ACCESSORY STRUCTURES SHALL BE LOCATED IN THE REAR YARD
3. MINIMUM DISTANCE FROM HOME AND SIDE REAR PROPERTY LINE IS 5'
4. GARAGE STANDARDS: 2 CAR GARAGE WITH REAR INTERIOR DIVISIONS OF 22' - 22'. ALL FRONT LOADED GARAGES SHALL BE RECESSED FROM THE FRONT FACADE



T4 LOT STANDARDS

MAIN BUILDING SETBACKS

- A PRIMARY FRONTAGE 10-20 FT. MAX.
- B SECONDARY FRONTAGE 8 FT. MIN.
- C SIDE LOT LINE AGGREGATE 0 FT. OR 12' TOTAL MIN.
- D REAR LOT LINE 5' MIN.

ACCESSORY BUILDING SETBACKS

- E SECONDARY FRONTAGE 8 FT. MIN.
- F SIDE LOT LINE 0 FT. MIN.
- G REAR LOT LINE 5 FT. MIN.
- L ACCESS DRIVE WIDTH TO SETBACK 12 FT. MAX.

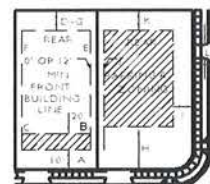
PARKING AND STORAGE SETBACKS

- H PRIMARY FRONTAGE
- I SECONDARY FRONTAGE
- J SIDE LOT LINE
- K REAR LOT LINE

LOT REQUIREMENTS

- H PRIMARY FRONTAGE
- I SECONDARY FRONTAGE
- J SIDE LOT LINE
- K REAR LOT LINE

REFER TO LAND DEVELOPMENT ORDINANCE TABLE 4.5 TR LOT STANDARDS



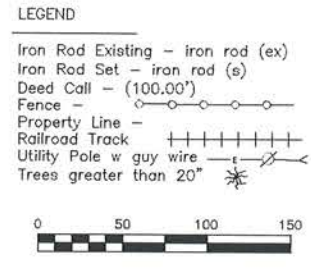
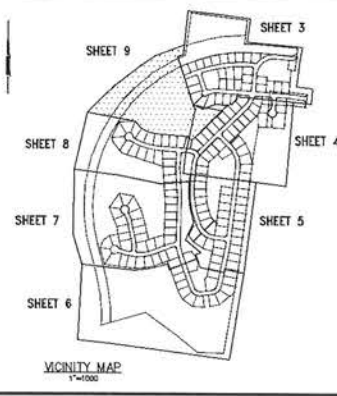
STREET SECTION

PLANNED NEIGHBORHOOD DISTRICT

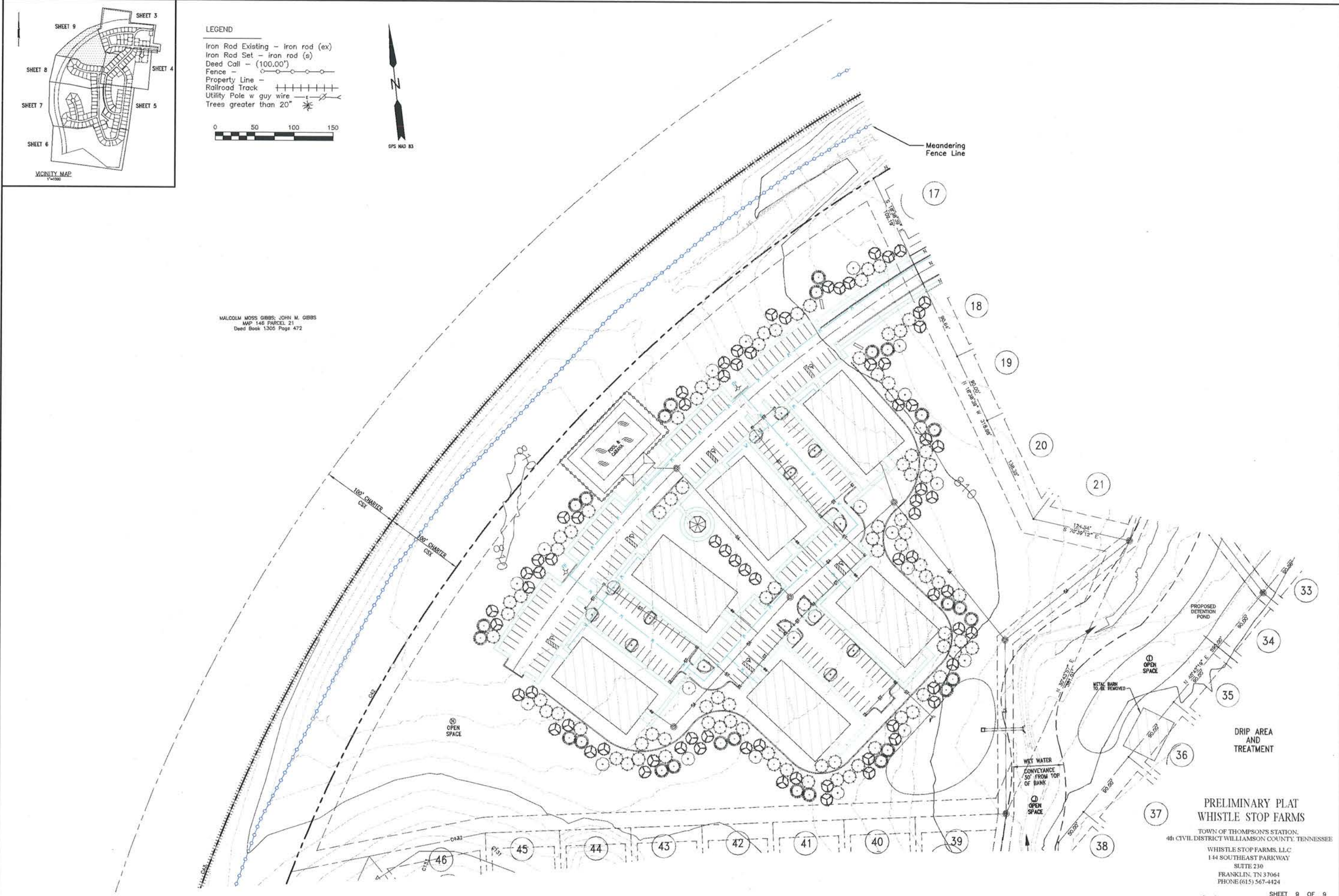
MINIMUM SITE AREA	RESIDENTIAL	COMMERCIAL	REQUIRED OPEN SPACE	DENSITY
50 ACRES	100%	20%	50%	2.0

PRELIMINARY PLAT WHISTLE STOP FARMS

TOWN OF THOMPSON'S STATION,
 4th CIVIL DISTRICT WILLIAMSON COUNTY, TENNESSEE
 WHISTLE STOP FARMS, LLC
 144 SOUTHEAST PARKWAY
 SUITE 230
 FRANKLIN, TN 37064
 PHONE (615) 567-4124



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PRELIMINARY PLAT
WHISTLE STOP FARMS
TOWN OF THOMPSON'S STATION,
4th CIVIL DISTRICT WILLIAMSON COUNTY, TENNESSEE
WHISTLE STOP FARMS, LLC
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TN 37064
PHONE (615) 567-4424