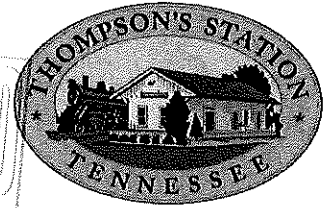


Town of Thompson's Station Planning Department

P. O. Box 100
 1550 Thompson's Station Road West
 615-794-4333



RECEIVED
 DEC 12 2019
 By: _____
 File No.: _____

General Application / Request:

Applicant Information: (Please print)

Company / Business Name: Blueprint Properties, LLC
 Contact: Huntly Gordon Phone # 1: 615-302-0100
 Mailing / Street Address: 245 Noah Drive
 City, State, Zip: Franklin, TN 37064
 E-mail: huntly@huntlygordon.com Phone # 2: _____

SUBDIVISIONS:

RESIDENTIAL	NON-RESIDENTIAL
Development Concept Presentation	Development Concept Presentation
Single Lot Site Plan – Lot #:	Single Lot Site Plan – Lot #:
Site Plan	Site Plan
Preliminary Plat	Preliminary Plat
Final Plat	Final Plat
Revision to Final Plat	Revision to Final Plat
Construction Drawing	Construction Drawing

SIGNS:

BOND REDUCTION

Master Sign Plan / Program	Sign Permit / Review
Billboard Sign Face Replacement	Temporary Sign Permit

OTHER:

Annexation	Change of Use
Rezone	Residential Business
Temporary Use/Event permit	Home Occupation
Special Exception	Variance Request

Parcel / Property Information:

Parcel Location / Address: PLEASE SEE ATTACHED PLATS
 Tax Map & Parcel #: _____ Acreage: _____
 Owner Name: _____
 Owner Address (if different from Parcel Address): _____
 Deed Book & Page #: _____

Check one : sewer septic n/a

RECEIVED
 DEC 19 2019
 By: *[Signature]*

✓ # 1455 \$500
 1456 \$500

Project Description Information:

Subdivision / Project Name: BRIDGEMORE SECTION 6C AND BRIDGEMORE SECTION 6D

Plat Book & Page #: 6C - Book P67 Page 142 Lot #(s): _____
6D - Book P68 Page 81

Project Description:

~~Improvements for Bridgemore Section 6C and Bridgemore Section 6D have been installed per the Engineer's Certification which is attached as an Exhibit to this application - the final paving quote for BOTH sections is \$64,400.00 per the attached quote from Tennessee Valley Paving.~~

~~The total lot count is as follows: Section 6C = 28 and Section 6D = 17.~~

~~There are 45 lots in BOTH sections.~~

~~Section 6C comprises 62% of the total lots (28/45)~~

~~Section 6D comprises 38% of the total lots (17/45)~~

Justification Statement: State why the application(s) should be approved, based on the required findings (if any). Attach additional pages if necessary.

~~The paving quote for BOTH Sections should be prorated per the above percentages and the bond for each Section reduced accordingly.~~

~~Section 6C final paving is 62% of \$64,400.00 = \$43,792.00 x 110% = \$48,171.20~~

~~Section 6D final paving is 38% of \$64,400.00 = \$24,472.00 x 110% = \$26,919.20~~

Existing Performance Bonds for Section 6C are as follows:

~~Roadway/Drainage \$125,000.00~~

~~Sewer = \$71,000.00~~

Request is to reduce the Performance Bond for Section 6C as follows:

~~Roadway/Drainage \$50,000.00~~

~~Sewer = none~~

Existing Performance Bonds for Section 6D are as follows:

~~Roadway/Drainage \$102,000.00~~

~~Sewer = \$78,000.00~~

Request is to reduce the Performance Bond for Section 6D as follows:

~~Roadway/Drainage \$27,000.00~~

~~Sewer = none~~



Signature of Applicant

11 Dec 19

Date

Engineer Information: (Please print)

Company / Business Name: RAGAN SMITH ASSOCIATES

Contact: JACOB VINCENT Phone # 1: (615) 244-8591

Street / Mailing Address: 315 Woodland St
Nashville, TN 37206

City, State, Zip: _____

E-mail: _____ Phone # 2: _____

Architect Information: (Please print)

Company / Business Name: _____

Contact: _____ Phone # 1: _____

Street / Mailing Address: _____

City, State, Zip: _____

E-mail: _____ Phone # 2: _____

Consultant Information: (Please print)

Company / Business Name: 

Contact: HUNTLY GORDON Phone # 1: 615-302-0100

Street / Mailing Address: PO BOX 461
THOMPSON'S STATION, TN 37179

City, State, Zip: _____

E-mail: huntly@huntlygordon.com Phone # 2: _____

Engineer's Certification Form

We, the undersigned engineers, known as:

Ragan Smith Associates

For the public improvements on a real estate development project commonly known as:

Bridgemore - Phases 6C and 6D (The Project)

Located at:

Off of Clayton Arnold Road

In Williamson County, TN do hereby certify that to the best of our knowledge, The Project has been built in accordance with the plans approved by the Town of Thompson's Station and has passed all required tests under State law and/or specifications and ordinances of the Town of Thompson's Station.

12/11/19

Date

Ragan Smith Associates

Engineering Firm



Signed

Jacob F. Vincent

Printed Name

Project Engineer

Title/Project Role

Subject: Bridgemore Village Bonds
Date: Tuesday, October 29, 2019 at 12:35:54 PM Central Daylight Time
From: Moore
To: Huntly Gordon
CC: Jimmy
Attachments: Bridgemore 6D recorded plat.pdf, Bridgemore Village 6C Plat (recorded).pdf, BRIDGEMORE 6A PLAT BK P64 PG 110.pdf, Bridgemore 6B Plat (recorded).pdf

Huntly,

Attached are the recorded plats for all 4 sections of Bridgemore Village phase 6. Also, below is the surety breakdown. We have officially requested a full release for 6A and 6B. I am not sure what their stance on a % reduction for 6B would be.

6A:

-Roadway/Drainage= \$120,600
-Sewer= \$70,000

6B:

-Roadway/Drainage= \$215,000
-Sewer= \$170,000

6C:

-Roadway/Drainage= \$125,000
-Sewer= \$71,000

6D:

-Roadway/Drainage= \$102,000
-Sewer= \$78,000

Thank you,
Moore Russell, RLA
Tennessee Valley Homes, Inc.
245 Noah Drive
Franklin, TN 37064
615.794.7415 ext. 242 Office



Quality Work Since 1957
Hot Mix Sales
Franklin
Fairview
Columbia
Shelbyville

Phone: 615-794-2351
Fax: 615-794-2408

135 Old Carter's Creek Pike
Franklin, Tn. 37064

PROPOSAL TO:

Tennessee Valley Homes, Inc.

ATTN: MOORE

DATE: 11-1-2019

PROJECT / BID:

BRIDGEMOORE VILLAGE Ph. 6

Rousadt ROAD AND Pulpmill Drive

CLEAN, APPLY TACK COAT, 1 1/2" HOT MIX ASPHALT - 7,507 sq. yd.² AREA

TOTAL FOR ABOVE IS: \$ 64,400.00

* NIC - Any binder repair or curbing repair that City may require @ WALK THRU INSPECTION.

QUOTE FOR SECTION 6C AND SECTION 6D

Prices quoted based on current TDOT bituminous index unless noted above and may be subject to change.

Stakes and layout to be provided by others.

OCT. 2019

Material testing not provided unless noted above.

All accounts payable within 30 days upon completion.

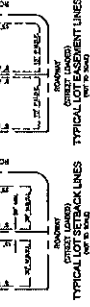
Quote subject to change after 30 days.

AUTHORIZED SIGNATURE

ACCEPTED BY

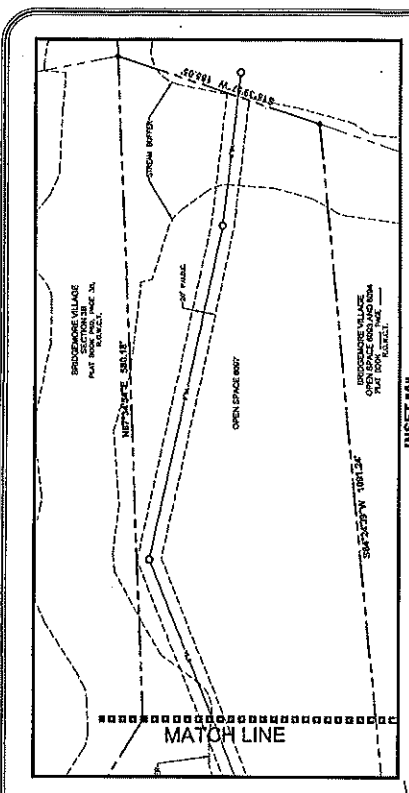
DATE

GENERAL NOTES
 1. SEE SHEET 1 OF 3 FOR NOTES, LEGAL AND REFERENCES.
 2. SEE SHEET 1 OF 3 FOR NOTES, LEGAL AND REFERENCES.
 3. SEE SHEET 1 OF 3 FOR NOTES, LEGAL AND REFERENCES.



TYPICAL LOT SETBACK LINES
 10' SETBACK
 10' SETBACK
 10' SETBACK
 10' SETBACK

TYPICAL LOT EASEMENT LINES
 5' EASEMENT
 5' EASEMENT
 5' EASEMENT
 5' EASEMENT



INSET "A"
 1"=50'



REGISTERED INFORMATION

STATE OF TENNESSEE
 PLAT BOOK 607
 PAGE 14
 DATE 10/20/2017

BRIDGEMORE VILLAGE
 SECTION 6C
 AND OPEN SPACE 6085-6087



FINAL PLAT
BRIDGEMORE VILLAGE
SECTION 6C
 LOTS 6082-6088, 6085-6076
 AND OPEN SPACE 6085-6087

STATE OF TENNESSEE
 COUNTY OF HAMILTON COUNTY, TENNESSEE

PREPARED: NOVEMBER 20, 2017
 DATE OF RECORDATION: NOV 20, 2017
 FILE NO. 17-00000

COMMISSIONER'S OFFICE
 REGISTERED PROFESSIONAL ENGINEER
 1000 W. MAIN STREET
 PHOENIX, ARIZONA 85001

RAGAN-SMITH

LAND SURVEYORS - CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS - SURVEYORS
 200 W. MAIN STREET, SUITE 200
 PHOENIX, ARIZONA 85001
 PHONE: 602.955.1111
 FAX: 602.955.1112
 WWW.RAGANSMITH.COM

LEGEND

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CERTIFICATE OF OWNERSHIP & REDUCTION

2/28/18 *Q. Brinkley*

CERTIFICATE OF ACCURACY

2/28/18 *Q. Brinkley*

CERTIFICATE OF APPROVAL OF THE CITY OF MEMPHIS

2/28/18 *Q. Brinkley*

CERTIFICATE OF APPROVAL FOR RECORDING

2/28/18 *Q. Brinkley*

CERTIFICATE OF APPROVAL FOR ADDRESSING

2/28/18 *Q. Brinkley*

FINAL PLAT

BRIDGEMORE VILLAGE SECTION 6D LOTS 6033-6055

1/1/18, BRIDGEMORE VILLAGE SECTION 6D, PARCEL 110, PAGES 1-10, 11-12, 13-14, 15-16, 17-18, 19-20, 21-22, 23-24, 25-26, 27-28, 29-30, 31-32, 33-34, 35-36, 37-38, 39-40, 41-42, 43-44, 45-46, 47-48, 49-50, 51-52, 53-54, 55-56, 57-58, 59-60, 61-62, 63-64, 65-66, 67-68, 69-70, 71-72, 73-74, 75-76, 77-78, 79-80, 81-82, 83-84, 85-86, 87-88, 89-90, 91-92, 93-94, 95-96, 97-98, 99-100, 101-102, 103-104, 105-106, 107-108, 109-110, 111-112, 113-114, 115-116, 117-118, 119-120, 121-122, 123-124, 125-126, 127-128, 129-130, 131-132, 133-134, 135-136, 137-138, 139-140, 141-142, 143-144, 145-146, 147-148, 149-150, 151-152, 153-154, 155-156, 157-158, 159-160, 161-162, 163-164, 165-166, 167-168, 169-170, 171-172, 173-174, 175-176, 177-178, 179-180, 181-182, 183-184, 185-186, 187-188, 189-190, 191-192, 193-194, 195-196, 197-198, 199-200, 201-202, 203-204, 205-206, 207-208, 209-210, 211-212, 213-214, 215-216, 217-218, 219-220, 221-222, 223-224, 225-226, 227-228, 229-230, 231-232, 233-234, 235-236, 237-238, 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DATE: 08/21

EXHIBIT INFORMATION	
DATE: 08/21/20	PROJECT: BRIDGEMORE VILLAGE
SCALE: AS SHOWN	PLAT BOOK: P/B
DATE: 08/21/20	PLAT: 001
DATE: 08/21/20	SECTION: 60
DATE: 08/21/20	LOT: 6005
DATE: 08/21/20	DATE: 08/21/20



FINAL PLAT

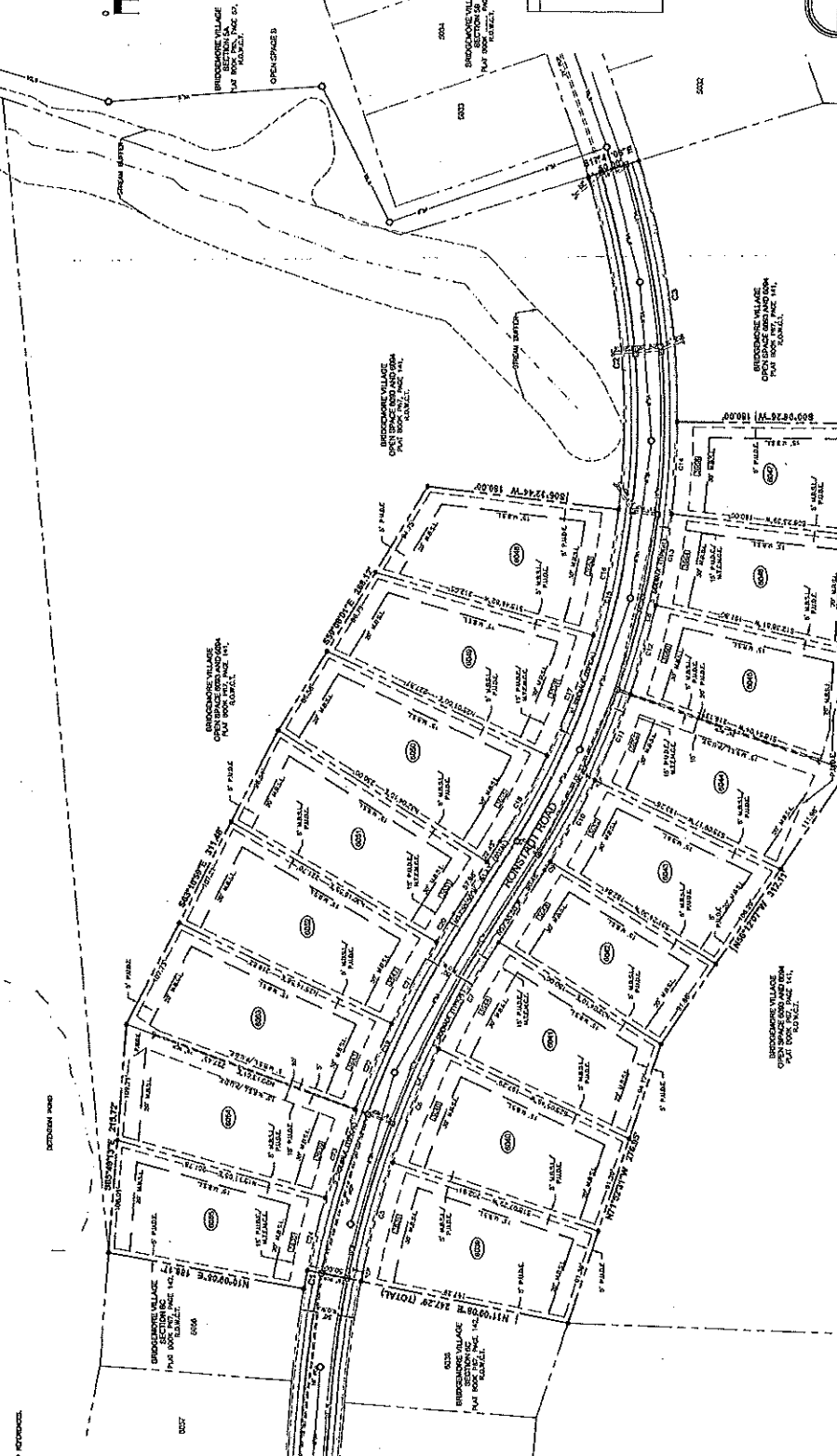
BRIDGEMORE VILLAGE

SECTION 60
LOTS 6005-6055

100% CITY LOTTERY OF THE STATE OF TENNESSEE
THE STATE OF TENNESSEE
COUNTY OF WASHINGTON
COMMUNITY OF BRIDGEMORE VILLAGE
SECTION 60
LOT 6005

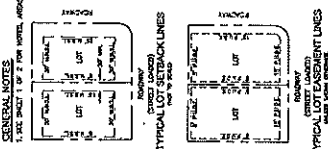
CONTRACT NUMBER: 10000000000000000000
BUYER: BRIDGEMORE VILLAGE, LLC
C/O JAMES HARRIS
300 MAIN STREET
FRANKLIN, TN 37067
(615) 794-7113

RAGAN SMITH
LAND PLANNERS - CIVIL ENGINEERS
LANDSCAPE ARCHITECTS - SURVEYORS
117 WOODMONT, P.O. BOX 6071, MEMPHIS, TN 38166
MEMPHIS, TN 38166
CONTACT: TERRY HARRIS
SHEET 2 OF 2



CURVE TABLE	
CURVE	CHORD
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- LEGEND**
- 1. 1" = 100' (AS SHOWN)
 - 2. MONUMENT: CONCRETE
 - 3. MONUMENT: IRON
 - 4. MONUMENT: WOOD
 - 5. MONUMENT: METAL
 - 6. MONUMENT: BRASS
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 - 98. MONUMENT: METAL
 - 99. MONUMENT: WOOD
 - 100. MONUMENT: METAL

BRIDGEMORE VILLAGE
SECTION 60
LOT 6005

PROPERTY OWNER(S) STATEMENT

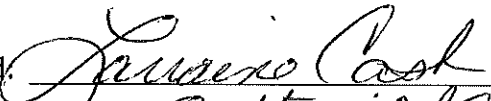
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
TOWN OF THOMPSON'S STATION

I / We, Blueprint Properties, LLC, declare that I / we am / are the owner(s) of the property described herein and hereby give authorization for the filing of this application. Further, I / we do, by my / our signature(s) on this agreement, absolve the Town of Thompson's Station of all liabilities regarding any deed restrictions that may be applicable to the property described herein. (Signature of all property owners is required. The owner in escrow is not acceptable.)

I / We declare that all encumbrances on the subject property are shown on the submitted site plan (or are attached on a separate sheet) and that the purpose of all encumbrances (and ownership of all easements) is stated. In the case of a tentative map, I / we further declare that the property involved in this application is free from all encumbrances that would conflict with the project application, particularly dedications of the right to further subdivide to the Town of Thompson's Station.

I / We hereby grant the Town admittance to the subject property as necessary for processing of the project application.

I / We declare under penalty of perjury that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Signed: 
authorized agent

Date: 12-16-19

Signed: _____

Date: _____

Signed: _____

Date: _____