SPRING HILL
MUNICIPAL PLANNING COMMISSION
PUBLIC HEARING AGENDA
199 Town Center Parkway
Monday, January 11, 2016
5:30 P.M.

Call meeting to order

Stipulation of members present

Announcement – audience members wishing to speak to an agenda item will have the opportunity to speak at the beginning of the agenda and will have five minutes to address the Planning Commission. No rebuttal remarks are permitted.

Concerned Citizens (Non-Agenda Items)

Public Comment (Agenda Items)

Approval of December 14, 2015, meeting minutes

Approval of the agenda

New Business:

1. **Resolution 16-01:** To Establish a Maintenance Bond for Port Royal Reserve Phase 5 Section 1, 2, 3, 4.

2. **Resolution 16-02:** To Establish a Performance Bond for Port Royal Reserve Phase 5 Section 1, 2, 3, 4.

3. **Resolution 16-03**: To recommend acceptance and dedication of road right-of-way and public improvements shown on the existing plat for The Reserve at Port Royal, Phase 2-B.

4. **Resolution 16-04**: To recommend acceptance and dedication of road right-of-way and public improvements shown on the existing plat for The Reserve at Port Royal, Phase 1-A

5. **Resolution 16-05**: To recommend acceptance and dedication of road right-of-way and public improvements shown on the existing plat for The Reserve at Port Royal, Phase 2-A

6. **ADM 109-2015**: Submitted by Juston Trimback for property located at 3085 Commonwealth. The property is an R-2 PUD (Planned Unit Development) and contains 31.04 acres. The applicant request a minor modification of the approved Site Plan known as Grand Reserve at Williams Park 2.

7. **NCP 126-2015**: Submitted by Mark Sawyer, RLS for property located at 2411 Depot Street. The property is zoned R-4 and contains approximately 10.83 acres. The applicant request approval for a neighborhood concept plan for 40 residential lots

8. **STP 124-2015:** Submitted by Alcorn Developments, LLC. for property located at 3016 Belshire Village Drive. The

property is zoned B-4 (Central Business District) and contains approximately 1.56 acres. The applicate requests site plan approval for a restaurant containing 4.330 square feet and associated parking.

9. **FPL 122-2015:** Submitted by Standford and Associates, Inc. for property located on Port Royal Road. The property is zoned B-4 (Central Business District) and contains approximately 10.50 acres. The applicant requests final plat approval for 5 commercial lots.

10. **FPL 128-2015:** Submitted by Mark Cantrell for The Townhomes of Hamptons Spring, Phase 3. The property is zoned R-2, PUD (Planned Unit Development) and contains approximately 13.78 acres. The applicant requests final plat approval for 42 single-family residential lots.

11. **RZN 127-2015**: Submitted by Huntley Gordon for property located at 5242 Main Street. The property is zoned B-2 (Neighborhood Shopping District) and contains approximately 1.4 acres. The applicant requests approval to rezone the property from B-2 (Neighborhood Shopping District) to B-4 (Central Business District).

12. **RZN 130-2015:** Submitted Kiser Vogrin Design by for property located at 4820 Main Street. The property is zoned R-2, (Medium Density) and contains approximately 20.0 acres. The applicant requests approval to rezone the property from R-2, (Medium Density) to B-2 (Neighborhood Shopping District) and R-4 (High Density).

13. **ADM 131-2015:** Submitted by the Planning Department. The proposal is to amend the zoning ordinance to include provisions for Planned Zoning Districts.

Other Business

Adjourn

SPRING HILL
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, DECEMBER 14, 2015
5:30 P.M.

Chairman Paul Downing called the meeting to order

Members present were: Alderman Jonathan Duda, Mott Koss, Pat Hairston, Alderman Matt Fitterer, and Charles Schoenbrodt. Also present were: City Attorney Patrick Carter, Dara Sanders, Bonnie Turnbow, City Engineer, Jerome Dempsey. Commissioner Hepp arrived at 5:45 pm.

Announcement – audience members wishing to speak to an agenda item will have the opportunity to speak at the beginning of the agenda and will have five minutes to address the Planning Commission. No rebuttal remarks are permitted.

Alderman Duda and Alderman Fitterer presented Certificates to the members who participated on the Spring Hill Comprehensive Plan Steering Committee.

Concerned Citizens (Non-Agenda Items) No concern citizens.

Public Comment (Agenda Items) No Public Comments

Approval of November 9, 2015, meeting minutes: Alderman Fitterer made a motion to approve the November 9, 2015 meeting minutes. Motion seconded by Commissioner Koss. Motion passed 6/0.

Approval of the agenda: Alderman Duda made a motion to approve the agenda. Motion seconded by Commissioner Hairston. Motion passed 6/0.

Consent Agenda:

1. **Resolution 15-48:** To Establish a Maintenance Bond for Meadowbrook Phase 4 Section 4.
2. **Resolution 15-49:** To Establish a Performance Bond for Meadowbrook Phase 4 Section 4.

Alderman Fitterer made a motion to approve the Consent Agenda. Motion seconded by Commissioner Koss. Motion passed 7/0.

Regular Agenda:

Old Business:

1. **PPL 86-2015:** Submitted by SEC, Inc. for property located on Port Royal Rd and Tom Lunn Rd. The property is zoned R-2 PUD and contains approximately 22.25 acres. The applicant request preliminary plat approval for 47 residential lots.

Engineering Comments:

1. Provide a landscaping plan for detention basin and all open areas.
2. Water and Sewer connection under Port Royal Road are required to be bored with steel casing pipe, casing spacers and end caps.

3. Balance of the cut/fill volumes are required, provide calculations. A FEMA Letter of map revision will be required for the revised floodplain boundary. Show the revised floodplain boundary on the plan.
4. Recommend adding the storm piping along the open ditch to the southeast of lots 22, 23 and 24. This would make the remaining open area accessible.
5. Provide a detention basin forebay for water quality.
6. Recommend to install a floatable skimmer that connects to the 3" low-flow orifice to provide proper water quality drainage.
7. Sediment Basin detail should be project specific (elevations shown do not match the site).

Staff Recommendations:

1. The preliminary plat approval shall be valid for a period of three (3) years from the date of approval, during which time the applicant/developer shall obtain Planning Commission approval of a final plat.
2. Modification to the approved Preliminary Plat application may require Planning Commission approval prior to the submittal of a Final Plat application.
3. The applicant/developer shall be required to improve Port Royal Road to include a southbound dedicated left turn lane. The applicant/developer shall also be required to construct a public sidewalk on the east side of Port Royal for the extent of the project boundary. All street improvements to Port Royal Road shall be constructed, inspected, and accepted at 50% completion of the development (80 single-family dwellings).
4. The "tot lot" shall be completed prior to 50% completion of Phase 1. Parking lot construction shall comply with all dimensional and pavement requirements for nonresidential developments, including a driveway width not to exceed 30 feet, parking stall dimensional requirements, and a drive aisle width of 25 feet. All playground equipment shall be commercial grade. Separate play structures shall be of a consistent design and material. Prior to the issuance of a grading permit, all information related to the construction of the parking lot shall be submitted to the Planning Department for review and approval.
5. Prior to the issuance of a grading permit, all remaining Engineering comments, listed herein, shall be addressed and submitted to the Planning Department for review and approval.

Alderman Fitterer made a motion to approve **PPL 86-2015**. Motion seconded by Commissioner Hepp. Motion passed 7/0.

Alderman Duda made a motion to amend **PPL 86-2015** to require the conditions in the staff report. Motion seconded by Commissioner Schoenbrodt. Motion passed 7/0.

New Business:

1. **ADM 110-2015**: Submitted by Bob Heidrich for property located at 2866 Buckner Lane. The property is zoned R-2, (Medium Density) and contains approximately 10.44 acres. The applicant request an extension on the Sketch Plan submitted in 2012.

Alderman Duda made a motion to deny **ADM 110-2015**. Motion seconded by Commissioner Hairston. Motion passed 7/0

2. **ADM 121-2015**: Submitted by Paul Varney for property located in Spruce Trail Subdivision. The applicant request to modify conditions of approval for Spruce Trail Subdivision's preliminary plat.

Applicant asked to withdraw **ADM 121-2015** from the agenda.

3. **FPL 105-2015:** Submitted by Stanford & Associates for Wades Grove Section 12. The property is zoned R-2, Planned Unit Development and contains approximately 8.75 acres. The applicant requests final plat approval for 27 single-family residential lots.

Staff Conditions:

1. Final plat approval shall be valid for a period of two (2) years, during which time the applicant/developer shall complete all necessary improvements and record the plat.
2. Modifications to the final plat may require Planning Commission approval prior to recordation.
3. All engineering comments shall be addressed and revision made prior to obtaining signatures for the plat.

Alderman Duda made a motion to pass **FPL 105-2015** with staff conditions. Motion seconded by Commissioner Koss. Motion passed 7/0

4. **FPL 106-2015:** Submitted by Stanford & Associates for Wades Grove Section 13. The property is zoned R-2, Planned Unit Development and contains approximately 5.24 acres. The applicant requests final plat approval for 19 single-family residential lots.

Staff Conditions:

1. Final plat approval shall be valid for a period of two (2) years, during which time the applicant/developer shall complete all necessary improvements and record the plat.
2. Modifications to the final plat may require Planning Commission approval prior to recordation.
3. Chapman's Crossing shall be constructed, connected to Spring Station Road, and open for public use within 24 months of final plat approval of Section 13. The infrastructure director shall have authority to extend that timeline should significant weather events occur that impact the ability to construct the street within this timeframe. During this time the applicant/developer may submit a final plat application for Section 14, but further final plat applications shall not be accepted until the requirements for Chapman's Crossing have been met.

Alderman Duda made a motion to pass **FPL 106-2015** with staff conditions. Motion seconded by Commissioner Koss. Motion passed 7/0

5. **FPL 111-2015:** Submitted by O'Leary and Associates, LLC for Woodland Trace, Phase 2, Section 2. The property is zoned R-2, Planned Unit Development and contains approximately 8.18 acres. The applicant requests final plat approval for 88 single-family residential lots.

Engineering: The City Engineer has requested the following information and revisions –

1. The storm sewer, curb inlets and catch basins are not depicted consistent with the legend.
2. The storm sewer in Commons Drive from the first curb inlet upstream from the west detention pond to the north needs to be labeled by pipe diameter and materials of construction

Staff Conditions.

1. The approval of this final plat application shall remain valid for a period of two (2) years from the date of approval, during which time the applicant shall obtain all required signatures and record the plat.
2. Modifications to the final plat may require Planning Commission approval prior to recordation of the plat. Should modifications be proposed after the plat has been recorded, the regulations enforced at that time shall apply.
3. The completion of all sidewalks and associated ADA ramps are permitted to be installed at the time of construction for each dwelling unit. A certificate of occupancy will not be issued for any dwelling unit until the

required sidewalk and associated ADA ramp contiguous or adjacent to the dwelling or lot has been completed, inspected, and approved by the appropriate City staff.

4. This final plat approval does not include construction approval for the amenities area. The applicant/developer shall be required to prepare and submit a separate application for the design and construction of the amenities area for Planning Commission approval. Pursuant to the City's provisions governing planned unit developments, the amenities area is required to be completed and available for use of the residents once this phase is at 50% completion. Certificates of occupancy may be issued for 43 dwelling units in this phase, provided that those dwellings meet the City's requirements, before the amenities area is completed and available for use of the residents.
5. All engineering comments shall be addressed prior to obtaining signatures for recordation.
6. Sidewalk connection from the subject property shall be coordinated and approved administratively with staff to Marvin Wright Elementary School and shall be completed with the construction of the amenities area.

Alderman Duda made a motion to approve **FPL 111-2015** with the 5 staff conditions with an additional 6th condition. Motion seconded by Alderman Fitterer. Motion passed 7/0

6. **FPL 113-2015:** Submitted by O'Leary and Associates, LLC for The Reserve at Port Royal, Phase 5, Section 1. The property is zoned R-2, PUD (Planned Unit Development) and contains approximately 4.17 acres. The applicant requests final plat approval for 20 single-family residential lots.

Staff Conditions**:**

1. Final plat approval shall be valid for a period of two (2) years, during which time the final plat must be recorded.
2. Modification to the final plat may require Planning Commission approval prior to recordation.
3. Prior to obtaining signatures on the final plat, all engineering comments included herein shall be addressed and revisions made.

Alderman Duda made a motion to approve **FPL 113-2015** with staff conditions. Motion seconded by Alderman Fitterer. Motion passed 7/0

7. **FPL 115-2015:** Submitted by O'Leary and Associates, LLC for The Reserve at Port Royal, Phase 5, Section 2. The property is zoned R-2, PUD (Planned Unit Development) and contains approximately 3.74 acres. The applicant requests final plat approval for 19 single-family residential lots.

Staff Conditions:

1. Final plat approval shall be valid for a period of two (2) years, during which time the final plat must be recorded.
2. Modification to the final plat may require Planning Commission approval prior to recordation.
3. Prior to obtaining signatures on the final plat, all engineering comments included herein shall be addressed and revisions made.

Commissioner Hairston made a motion to approve **FPL 115-2015** with staff conditions. Motion seconded by Alderman Fitterer. Motion passed 7/0.

8. **FPL 116-2015:** Submitted by O'Leary and Associates, LLC for The Reserve at Port Royal, Phase 5, Section 3. The property is zoned R-2, PUD (Planned Unit Development) and contains approximately 9.89 acres. The applicant requests final plat approval for 35 single-family residential lots.

Staff Conditions:

1. Final plat approval shall be valid for a period of two (2) years, during which time the final plat must be recorded.
2. Modification to the final plat may require Planning Commission approval prior to recordation.

3. Prior to obtaining signatures on the final plat, all engineering comments included herein shall be addressed and revisions made.
4. The applicant shall dedicate public access easements with Open Space B, in accordance with the City's Bicycle and Greenway Plan.

Alderman Duda made a motion to approve **FPL 116-2015** with staff conditions. Motion seconded by Commissioner Koss. Motion passed 7/0.

9. **FPL 117-2015:** Submitted by O'Leary and Associates, LLC for The Reserve at Port Royal, Phase 5, Section 4. The property is zoned R-2, PUD (Planned Unit Development) and contains approximately 7.91 acres. The applicant requests final plat approval for 22 single-family residential lots.

Staff Conditions:

1. Final plat approval shall be valid for a period of two (2) years, during which time the final plat must be recorded.
2. Modification to the final plat may require Planning Commission approval prior to recordation.
3. Prior to obtaining signatures on the final plat, all engineering comments included herein shall be addressed and revisions made.
4. The applicant shall dedicate public access easements with Open Space D, in accordance with the City's Bicycle and Greenway Plan.

Alderman Duda made a motion to approve **FPL 117-2015** with staff conditions. Motion seconded by Commissioner Hairston. Motion passed 7/0.

10. **PPL 118-2015:** Submitted by Stanford & Associates for Wades Grove Section 15, 16, 17. The property is zoned R-2, PUD (Planned Unit Development) and contains approximately 53.29 acres. The applicant requests Preliminary plat approval for 111 single-family residential lots.

Staff Conditions:

1. Preliminary plat approval shall remain valid for a period of three (3) years, during which time the applicant/developer shall obtain all necessary permits, complete all applicable improvements, and submit final plat applications for review and approval.
2. Modifications to the plat may require Planning Commission approval prior to submittal of a final plat application. The Planning Commission may deny modification requests pursuant to all applicable criteria listed in the zoning ordinance.
3. The applicant shall be required to dedicate public access easements for trail and greenway extensions through the project boundary in accordance with the City's Bicycle and Greenway Plan. Easements shall be dedicated by final plat or by easement plat, should trail preparation and construction occur prior to completion of all required infrastructure associated with this preliminary plat. The applicant shall not be responsible for installing trail facilities.
4. Modification to the width of the culvert structures within the Chapman's Crossing right-of-way is required in order to accommodate a multi-use path along the street. The applicant shall coordinate with planning and engineering to identify the appropriate modifications, which may be approved administratively.

Alderman Duda made a motion to approve **FPL 118-2015** with staff conditions. Motion seconded by Commissioner Koss. Motion passed 7/0.

11. **PPL 119-2015**: Submitted by Brett Creasman, PE (Kimley-Horn) for Brixworth, Phase 4. The property is zoned R-2 (Medium Density) and contains approximately 36.31 acres. The applicant request Preliminary Plat approval for 84 single family lots.

Staff Conditions:

1. Preliminary Plat approval shall remain valid for a period of three (3) years, during which time all applicable permits obtained, improvements completed, and final plat applications submitted.
2. Modification to the approved plat may require Planning Commission approval prior to submittal of any final plat application. The Planning Commission may deny any modification request based on the City's Zoning Ordinance.
3. The construction details for Stewart Campbell Point shall be modified to include an additional two feet of pavement (one foot on each side) to accommodate the required bike lanes. Striping and signage for the bike lanes shall be compliant with the City's design guidelines for bike lanes. Prior to the issuance of permits, the applicant shall modify the plans accordingly and submit to the Planning Department for review and approval.

Alderman Fitterer made a motion to approve **PPL 119-2015** with staff conditions. Motion seconded by Commissioner Hairston. Motion passed 7/0

Other Business

Because a Work Session was not on the Planning Commissions calendar for December. The Planning Commission agreed to meet on December 29, 2015 for a Work Session.

Adjourn

_____ _____

Paul Downing, Chairman Dara Sanders P.C. Secretary

City of Spring Hill
199 Town Center Parkway
P.O. Box 789

Spring Hill, TN 37174
Phone 931-486-2252 Ext. 211
Fax: 931-486-3596

City of SPRING HILL TENNESSEE est. 1809

Application for Surety

Property Information	Project Name: PORT ROYAL Reserve Phase: 5 Section: 1, 2, 3, & 4 Number of Lots Approved: 96 Number of Lots Remaining: ____ Surety Type: X Maintenance ___ Performance ___ Restoration Posted With: ___ Letter of Credit ___ Performance Bond ___ Insurance Bond ___ Cash Surety Amount: $____ Expiration Date: ___/___/___ Automatic Renewal Clause included with Surety: Yes / No (Circle One) Purpose of Surety: ____
Financial Information	Name of Financial Institution: FRANKLIN SYNERGY BANK Surety #: ____ Contact Person: DAVID MCDANIEL Email: DAVID.MCDANIEL@ Address: 722 COLUMBIA AVE FRANKLIN 37064 FRANKLINSYNERGY.CO City, State, Zip: ____ Phone Number: (615) 236-8370 Fax Number :(___) ____
Contact Information	Name of Owner/Developer or Representative: AUSTON PENNINGTON Address: 1804 WILLIAMSON CT SUITE 107 BRENTWOOD 37027 City, State, Zip: ____ Phone Number: (615) 376-1680 Fax Number:(___) ____

Action Request

I (we) request that the following action be taken:

X Establish New Surety
___ Request Final Inspection and Release of Surety
___ Request Reduction of Surety Amount
___ Request extension of surety for (1) year
(Please provide proof of difficulty below)

Explanation for Proof of Difficulty:

____

____

Daniel Buschmann PM
Applicant Signature Date

____
City Staff Signature Date

RESOLUTION 16-01 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR PORT ROYAL RESERVE PHASE 5 SECTION 1, 2, 3, 4

WHEREAS, a Maintenance Bond is required to be established for this development prior to recording of a Final Plat; and

WHEREAS, the Maintenance Bond is guaranteeing the workmanship and materials of certain improvements existing on 96 lots, and the repair of such should damage occur during covered period; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
Water, Sewer, Storm Water Drainage and Basins, Streets and Curbs; and

WHEREAS, to date, the improvements have been completed, but not accepted by the City and, therefore, a Maintenance Bond is required; and

WHEREAS, it is the recommendation of the Codes Department that a Maintenance Bond be established for twelve (12) months, in the amount of **$251,862.00**; and

WHEREAS, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner.

NOW, THEREFORE, BE IT RESOLVED, that the Spring Hill Planning Commission approves the establishment of a Maintenance Bond for Port Royal Reserve Phase 5 Section 1, 2, 3 & 4 in the amount of **$251,862.00.**

Passed and adopted this 11th day of January, 2016.

_____
Paul Downing, Chairman

_____
Dara Sanders, Secretary

Utility Information Sheet

Development_Port Royal Reserve_____

Phase__5__ Section_1, 2, 3 & 4___ #of lots_96___

Cost to install Utility's (Maintenance Bond)

Sewer line___$260,000_____

Water line___$250,000_____

Storm Water__$180,000_____

Curbing_____$33,000_____

Binder_____$86,540_____

Signage_____$8,000_____

Street Lights__$22,000_____

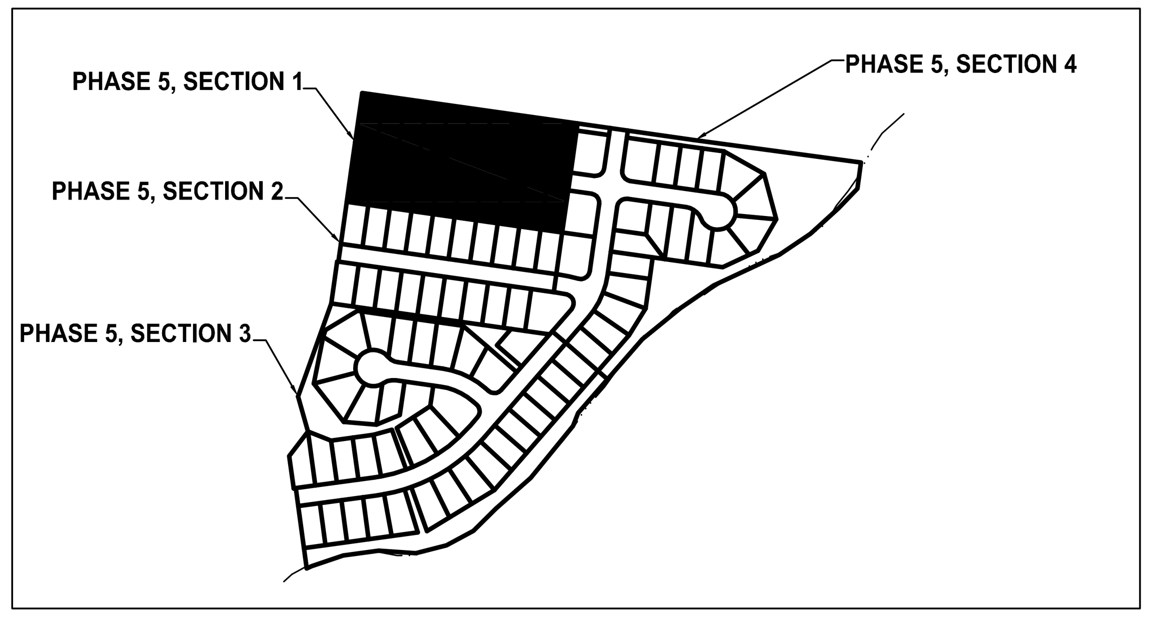
Total Cost = $839,540

30% Total Bond = $251,862

TOTAL MAINTENANCE BOND - $251,862

TENNESSEE GRID NORTH
FIPSZONE 4100, OBSERVED USING GPS

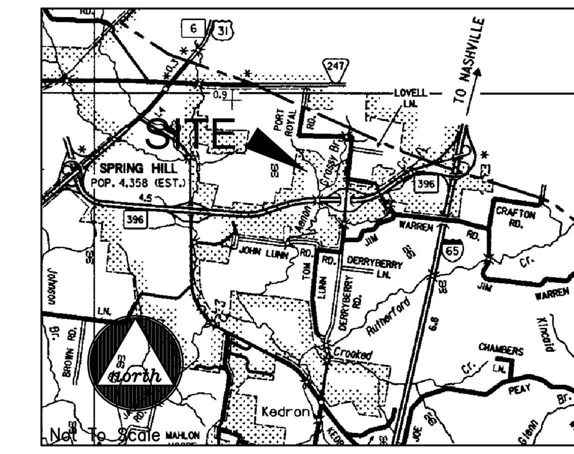
RESERVE AT PORT ROYAL INSET

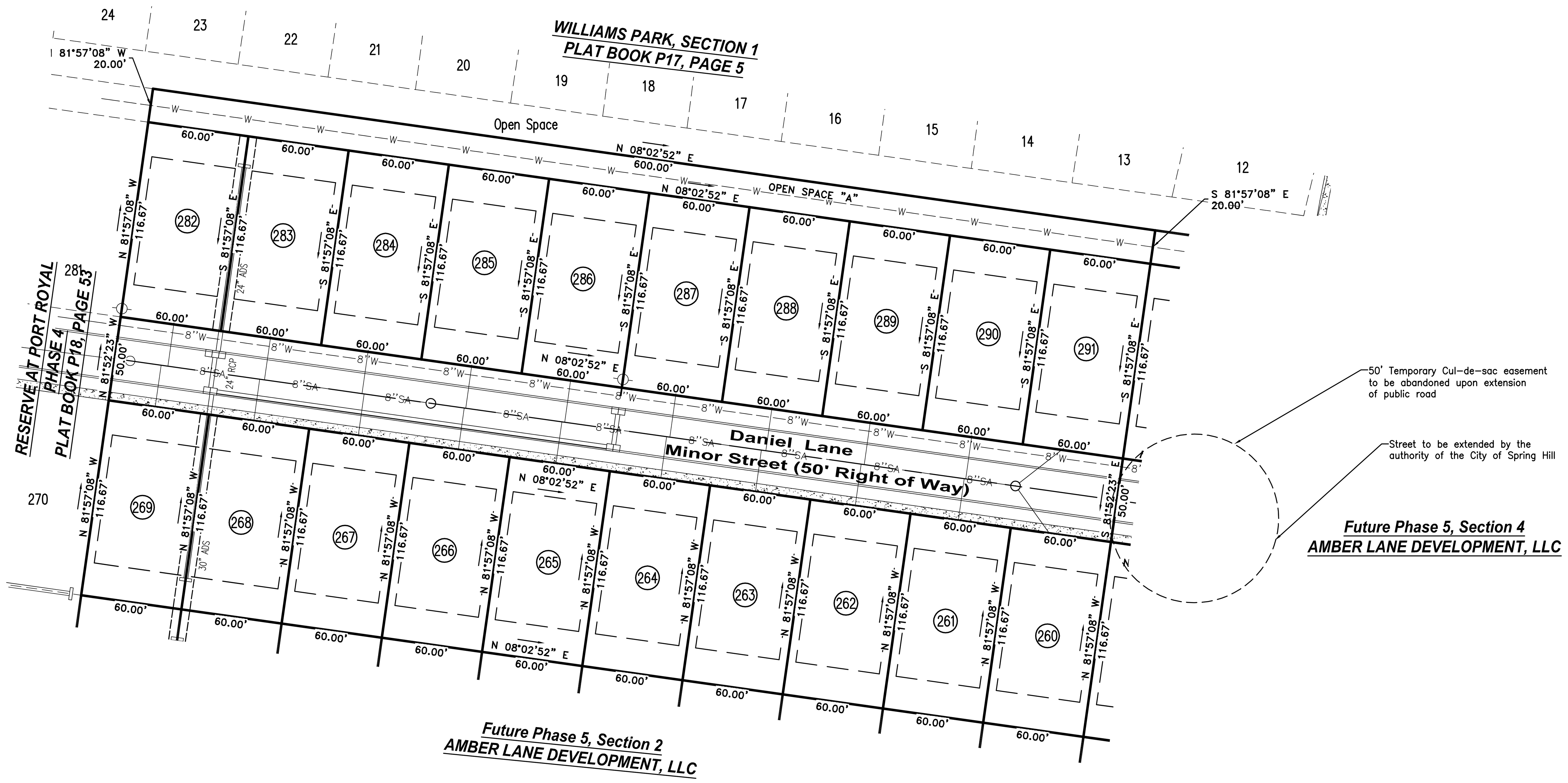


Lot Table

LOT NUMBER	SQUARE FEET	ACRES	HOUSE NUMBER	ROAD NAME
260	7,000	0.16		Daniel Lane
261	7,000	0.16		Daniel Lane
262	7,000	0.16		Daniel Lane
263	7,000	0.16		Daniel Lane
264	7,000	0.16		Daniel Lane
265	7,000	0.16		Daniel Lane
266	7,000	0.16		Daniel Lane
267	7,000	0.16		Daniel Lane
268	7,000	0.16		Daniel Lane
269	7,000	0.16		Daniel Lane
282	7,000	0.16		Daniel Lane
283	7,000	0.16		Daniel Lane
284	7,000	0.16		Daniel Lane
285	7,000	0.16		Daniel Lane
286	7,000	0.16		Daniel Lane
287	7,000	0.16		Daniel Lane
288	7,000	0.16		Daniel Lane
289	7,000	0.16		Daniel Lane
290	7,000	0.16		Daniel Lane
291	7,000	0.16		Daniel Lane
Open Space "A"	12,000	0.28	NON BUILDABLE LOT	

Location Map





CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2329, Page 971, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

____________, 2015 Date — Owner - AUSTIN PENNINGTON

CHIEF MANAGER – Amber Lane Development, LLC
Title (if acting for partnership or corporation)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled RESERVE AT PORT ROYAL, PHASE 5, SECTION 1 has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

____________, 2015 Date — Name, Tile and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

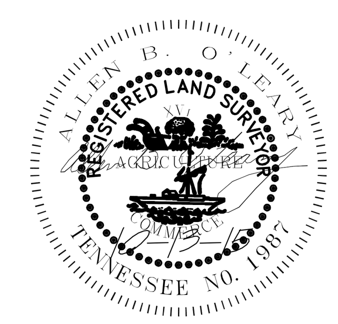
I, (we) hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled RESERVE AT PORT ROYAL, PHASE 5, SECTION 1 have been installed in accordance with current local and state government requirements, or a sufficient bond or cash has been filed which will guarantee said installation.

____________, 2015 Date — Name, Tile and Agency or Authorized Approving Agent

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that this is a true and accurate survey of the property shown hereon; that this is a Class "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to: 1:10,000.

10-13, 2015 Date — Allen B. O'Leary, RLS TN # 1987



CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Spring Hill 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:

____________, 2015 Date — Secretary, Planning Commission

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I, (we) hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Spring Hill Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the planning commission to guarantee completion of all required improvements in case of default.

____________, 2015 Date — Appropriate Governmental Representative

CERTIFICATE OF COMMON AREAS DEDICATION

Amber Lane Development, LLC in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within for recreation for RESERVE AT PORT ROYAL, PHASE 5, SECTION 1 and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions, " applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

____________, 2015 Date — Owner - Amber Lane Development, LLC AUSTIN PENNINGTON

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAMES AND STREET NAMES

Subdivision and street names approved by the Maury County Emergency Communication.

____________, 2015 Date — Maury County Emergency Communication

DEVELOPMENT SUMMARY

ZONING - R2 - Residential (Medium Density)
Minimum Lot Area = 10,000 S.F.
Minimum Front Setback (Minor Street) = 30 FEET
Minimum Front Setback (Collector Street) - 40 FEET
Minimum Front Setback (Arterial Street) = 50 FEET
Minimum Side Setback - 10 FEET
Minimum Rear Setback - 25 FEET

Reserve at Port Royal, PHASE 5, SECTION 1
Total Area - 4.17 Acres
P/O Tax Map 28, Parcel 10.13 (Maury County)
Total lots - 20
Area in Right of Way - 0.69 Acres
Area in Flood Plain - 0.00 Acres

OPEN SPACE NOTE:

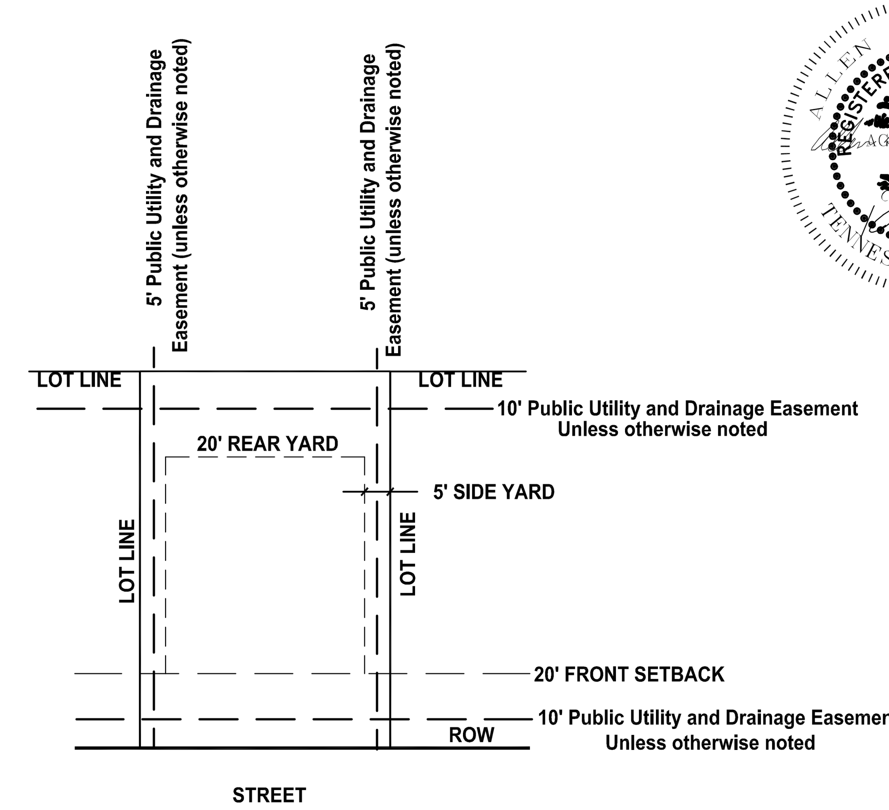
ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

OWNER INFORMATION

Amber Lane Development, LLC
1804 Williamson Court, #107
Brentwood, TN 37027
615-599-1816

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

Purpose:
The purpose of this plat is to create 20 individual single family home sites.



RESERVE AT PORT ROYAL
TYPICAL LOT LAYOUT

Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by others. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
4. Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size location, depth, and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located within the City of Spring Hill, Williamson County, TN. All matters pertaining to construction, use, location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Spring Hill's Zoning Regulations as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcel as shown hereon is 5.29 Acres or 230,621 Square feet.
7. This property currently identified as a portion of Tax Map No. 28 Parcel No. 010.13, Maury County. For designation shown thus (#) indicates Parcel Numbers for said map.
8. Plat reference: n/a
9. Deed reference: Book R2329, Page 971
10. Bearings based on: Tennessee State Plane, Fipszone 4100.
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
12. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
13. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.
14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee.
16. This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C 0185 E, dated April 16, 2007, and shown hereon graphically.
17. All open space area is a public utility and drainage easement and designated as a non–buildable lots.
18. All erosion control and stabilization shall be installed prior to the recording of this final plat.

Legend

EIP Iron Rod Found; IPS Iron Rod Set; I.P.F. Iron Pipe Found; AXLE Axle Found; Fence Post; CM Concrete Monument Existing; P.K.F. PK Nail Found; P.K.S. PK Nail Set; R.R.S.F. Railroad Spike Found; R.R.S.S. Railroad Spike Set; Bench Mark; Stake Found; Fire Hydrant; Water Meter; Water Valve; Water Reducer; Clean Out; Sanitary Sewer Manhole; Storm Sewer Manhole; Catch Basin; Curb Inlet; Storm Pipe; Cable Manhole; Electric Manhole; Telephone Manhole; Water Manhole; Electric Meter; Cable Riser; Electric Riser; Telephone Riser; Telephone Booth; Gas Meter; Gas Valve; Light Pole; Power Pole; Telephone Pole; Guy Pole; Power Pole; Flag Pole; Guy Wire; Mailbox; Parking Block; Satellite Dish; Handicap Parking; Water Spigot; Bollard; Evergreen Tree; Deciduous Tree; Bush; Sign; Adjoining Property Line; Subject Property Line; Easement Line; Building Setback Line; Centerline; Edge of Pavement; Edge of Gravel; Fence Line; Landscape; Woods / Tree line; Edge of Water; Ditch / Creek Centerline; Minor Contour Line; Index Contour Line; G Gas Line; SA Sanitary Sewer Line; W Water Line; ST Storm Sewer Line; OH Overhead Utility Line; OHC Overhead Cable Line; OHE Overhead Electric Line; OHT Overhead Telephone Line; UG Underground Utility Line; UGC Underground Cable Line; UGE Underground Electric Line; UGT Underground Telephone Line; FM Forced Main Line

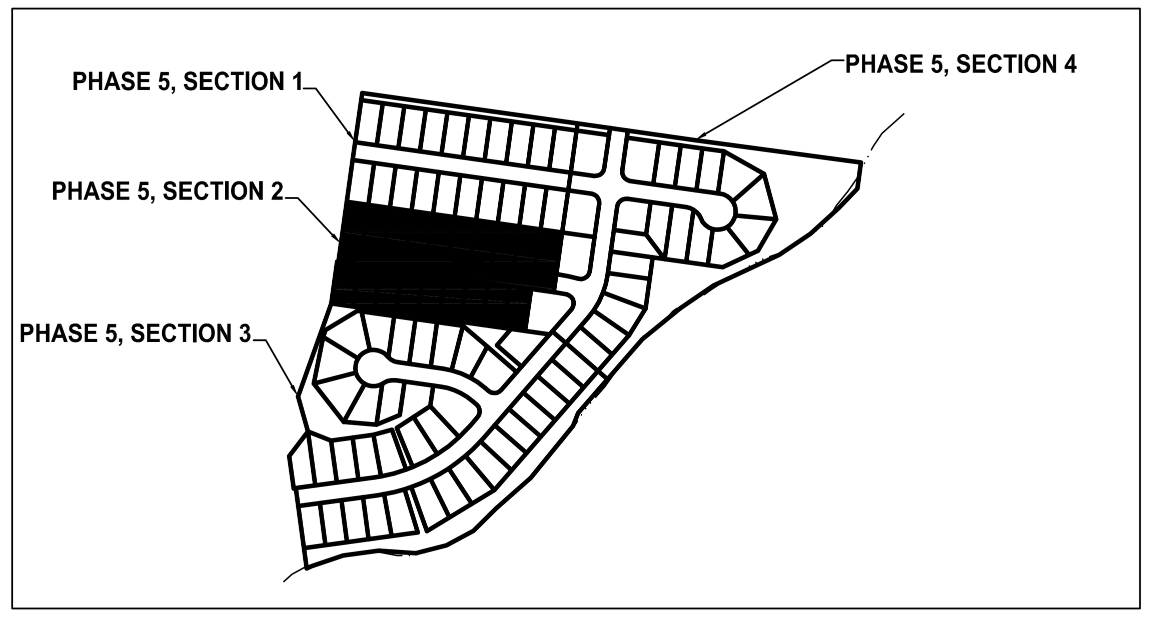
FINAL PLAT
RESERVE AT PORT ROYAL
PHASE 5, SECTION 1
R-2 ZONING
MAURY COUNTY - SPRING HILL, TENNESSEE
AMBER LANE DEVELOPMENT, LLC

O'LEARY & ASSOCIATES
LAND SURVEYING
2558 Nashville Highway * Columbia, TN 38401 * (931) 489-2088
allen@olearyaa.com

DRAWN BY:	ABO
SCALE:	1"=50'
JOB NO:	15-5061
DATE:	October 14, 2015
REVISION:	
SHEET:	1 of 1

TENNESSEE GRID NORTH
FIPSZONE 4100, OBSERVED USING GPS

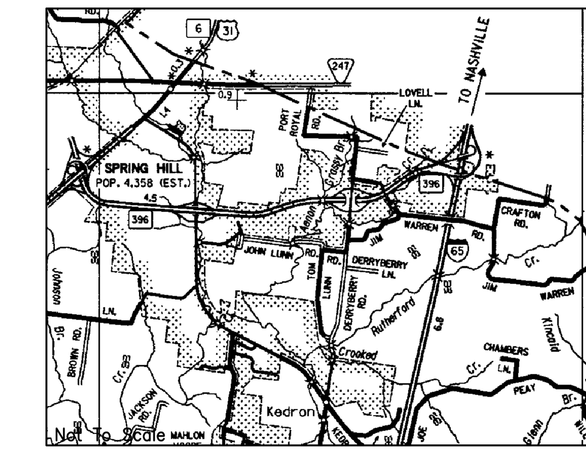
RESERVE AT PORT ROYAL INSET

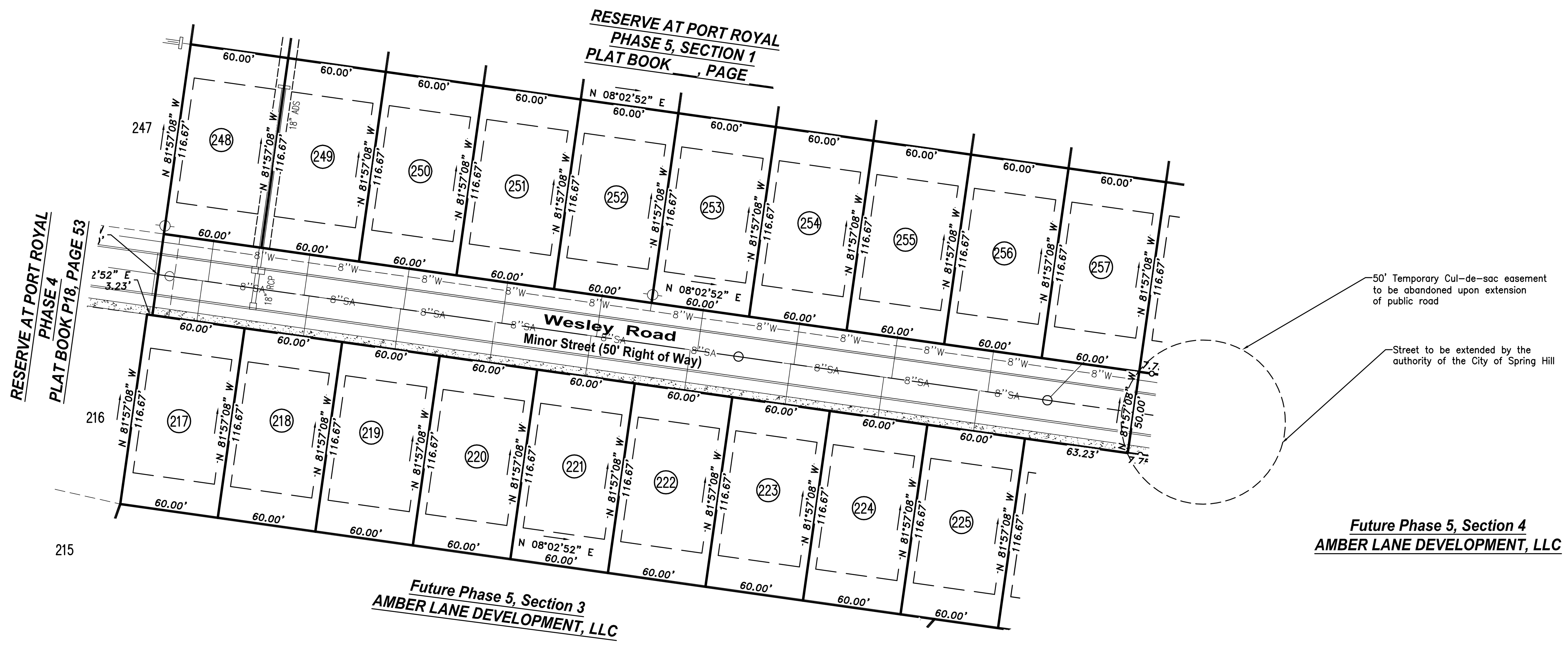


Lot Table

LOT NUMBER	SQUARE FEET	ACRES	HOUSE NUMBER	ROAD NAME
217	7,000	0.16		Wesley Road
218	7,000	0.16		Wesley Road
219	7,000	0.16		Wesley Road
220	7,000	0.16		Wesley Road
221	7,000	0.16		Wesley Road
222	7,000	0.16		Wesley Road
223	7,000	0.16		Wesley Road
224	7,000	0.16		Wesley Road
225	7,000	0.16		Wesley Road
249	7,000	0.16		Wesley Road
250	7,000	0.16		Wesley Road
251	7,000	0.16		Wesley Road
252	7,000	0.16		Wesley Road
253	7,000	0.16		Wesley Road
254	7,000	0.16		Wesley Road
255	7,000	0.16		Wesley Road
256	7,000	0.16		Wesley Road
257	7,000	0.16		Wesley Road

Location Map





CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2329, Page 971, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

______________, 2015 ______________
Date — Owner - AUSTIN PENNINGTON

CHIEF MANAGER – Amber Lane Development, LLC
Title (if acting for partnership or corporation)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled RESERVE AT PORT ROYAL, PHASE 5, SECTION 2 has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

______________, 2015 ______________
Date — Name, Tile and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I, (we) hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled RESERVE AT PORT ROYAL, PHASE 5, SECTION 2 have been installed in accordance with current local and state government requirements, or a sufficient bond or cash has been filed which will guarantee said installation.

______________, 2015 ______________
Date — Name, Tile and Agency or Authorized Approving Agent

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that this is a true and accurate survey of the property shown hereon; that this is a Class "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to: 1:10,000.

10-13, 2015 — Allen B. O'Leary, RLS — TN # 1987
Date

ALLEN B. O'LEARY — REGISTERED LAND SURVEYOR — AGRICULTURE COMMERCE — TENNESSEE NO. 1987 — 10-13-15

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Spring Hill 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:

______________, 2015 ______________
Date — Secretary, Planning Commission

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I, (we) hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Spring Hill Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the planning commission to guarantee completion of all required improvements in case of default.

______________, 2015 ______________
Date — Appropriate Governmental Representative

CERTIFICATE OF COMMON AREAS DEDICATION

Amber Lane Development, LLC in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within for recreation for RESERVE AT PORT ROYAL, PHASE 5, SECTION 2 and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

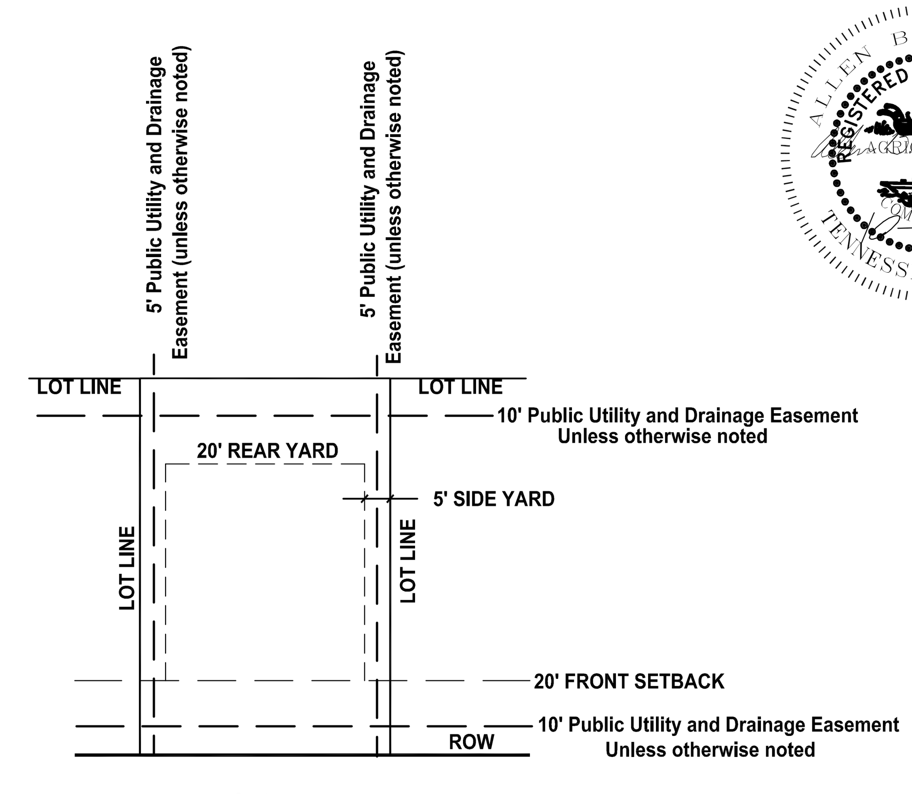
"Declaration of Covenants and Restrictions, " applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

______________, 2015 ______________
Date — Owner - Amber Lane Development, LLC
AUSTIN PENNINGTON

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAMES AND STREET NAMES

Subdivision and street names approved by the Maury County Emergency Communication.

______________, 2015 ______________
Date — Maury County Emergency Communication



RESERVE AT PORT ROYAL
TYPICAL LOT LAYOUT

DEVELOPMENT SUMMARY

ZONING - R2 - Residential (Medium Density)
Minimum Lot Area = 10,000 S.F.
Minimum Front Setback (Minor Street) = 30 FEET
Minimum Front Setback (Collector Street) - 40 FEET
Minimum Front Setback (Arterial Street) = 50 FEET
Minimum Side Setback - 10 FEET
Minimum Rear Setback - 25 FEET

Reserve at Port Royal, PHASE 5, SECTION 2
Total Area - 3.74 Acres
P/O Tax Map 28, Parcel 10.13 (Maury County)
Total lots - 19
Area in Right of Way - 0.69 Acres
Area in Flood Plain - 0.00 Acres

OPEN SPACE NOTE:

ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

OWNER INFORMATION

Amber Lane Development, LLC
1804 Williamson Court, #107
Brentwood, TN 37027
615-599-1816

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

Purpose:
The purpose of this plat is to create 19 individual single family home sites.

Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by others. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
4. Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size location, depth, and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located within the City of Spring Hill, Williamson County, TN. All matters pertaining to construction, use, location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Spring Hill's Zoning Regulations as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcel as shown hereon is 3.74 Acres or 163,004 Square feet.
7. This property currently identified as a portion of Tax Map No. 28 Parcel No. 010.13, Maury County. For designation shown thus (#) indicates Parcel Numbers for said map.
8. Plat reference: n/a
9. Deed reference: Book R2329, Page 971
10. Bearings based on: Tennessee State Plane, Fipszone 4100.
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
12. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
13. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.
14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee.
16. This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C 0185 E, dated April 16, 2007, and shown hereon graphically.
17. All open space area is a public utility and drainage easement and designated as a non-buildable lots.
18. All erosion control and stabilization shall be installed prior to the recording of this final plat.

Legend

Symbol	Meaning	Symbol	Meaning
EIP	Iron Rod Found		Bench Mark
IPS	Iron Rod Set		Stake Found
I.P.F.	Iron Pipe Found		Fire Hydrant
AXLE	Axle Found		Water Meter
	Fence Post		Water Valve
ECM	Concrete Monument Existing		Water Reducer
P.K.F.	PK Nail Found		Clean Out
P.K.S.	PK Nail Set		Sanitary Sewer Manhole
R.R.S.F.	Railroad Spike Found		Storm Sewer Manhole
R.R.S.S.	Railroad Spike Set		

Catch Basin; Curb Inlet; Storm Pipe; Cable Manhole; Electric Manhole; Telephone Manhole; Water Manhole; Electric Meter; Cable Riser; Electric Riser; Telephone Riser; Telephone Booth; Gas Meter; Gas Valve; Light Pole; Power Pole; Telephone Pole; Guy Pole; Power Pole; Flag Pole; Guy Wire; Mailbox; Parking Block; Satellite Dish; Handicap Parking; Water Spigot; Bollard; Evergreen Tree; Deciduous Tree; Bush; Sign

Adjoining Property Line; Subject Property Line; Easement Line; Building Setback Line; Centerline; Edge of Pavement; Edge of Gravel; Fence Line; Landscape; Woods / Tree line; Edge of Water; Ditch / Creek Centerline; Minor Contour Line; Index Contour Line; G — Gas Line; SA — Sanitary Sewer Line; W — Water Line; ST — Storm Sewer Line; OH — Overhead Utility Line; OHC — Overhead Cable Line; OHE — Overhead Electric Line; OHT — Overhead Telephone Line; UG — Underground Utility Line; UGC — Underground Cable Line; UGE — Underground Electric Line; UGT — Underground Telephone Line; FM — Forced Main Line

FINAL PLAT
RESERVE AT PORT ROYAL
PHASE 5, SECTION 2
R-2 ZONING
MAURY COUNTY - SPRING HILL, TENNESSEE
AMBER LANE DEVELOPMENT, LLC

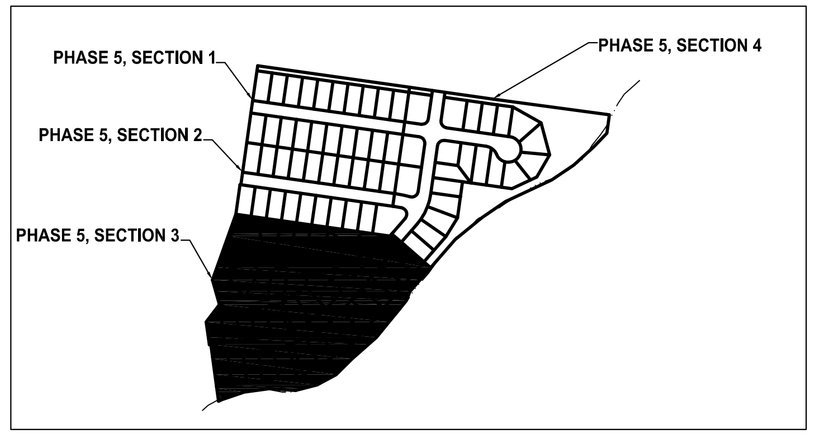
O'LEARY & ASSOCIATES
LAND SURVEYING
2558 Nashville Highway * Columbia, TN 38401 * (931) 489-2088
allen@olearyaa.com

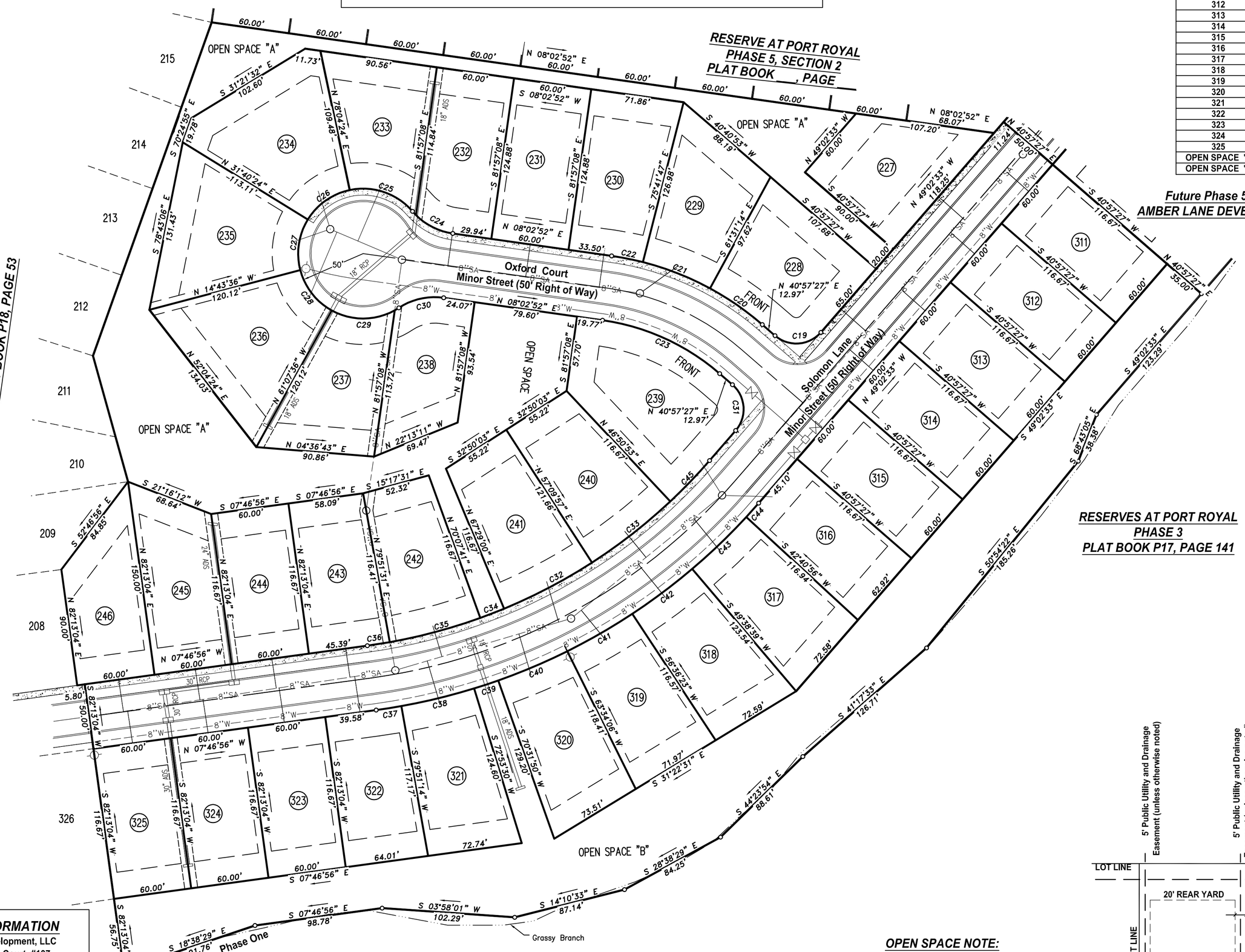
DRAWN BY:	ABO
SCALE:	1"=50'
JOB NO:	15-5061
DATE:	October 14, 2015
REVISION:	
SHEET:	1 of 1

NORTH

TENNESSEE GRID NORTH
FIPSZONE 4100, OBSERVED USING GPS

RESERVE AT PORT ROYAL INSET

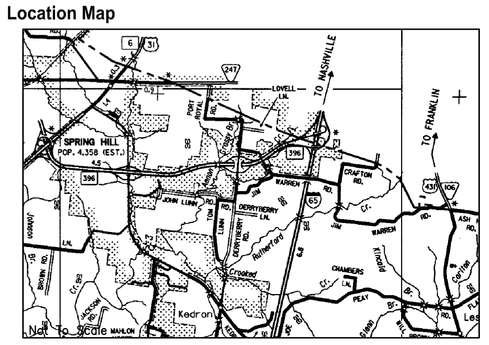




Lot Table

LOT NUMBER	SQUARE FEET	ACRES	HOUSE NUMBER	ROAD NAME
227	8,021	0.18		Solomon Lane
228	8,749	0.20		Oxford Court
229	7,642	0.18		Oxford Court
230	8,130	0.19		Oxford Court
231	7,493	0.17		Oxford Court
232	7,397	0.17		Oxford Court
233	7,423	0.17		Oxford Court
234	9,541	0.22		Oxford Court
235	9,035	0.21		Oxford Court
236	9,466	0.22		Oxford Court
237	7,499	0.17		Oxford Court
238	6,494	0.15		Oxford Court
239	11,440	0.26		Oxford Court
240	7,887	0.18		Solomon Lane
241	7,887	0.18		Solomon Lane
242	7,297	0.17		Solomon Lane
243	7,056	0.16		Solomon Lane
244	7,000	0.16		Solomon Lane
245	8,000	0.18		Solomon Lane
246	7,200	0.17		Solomon Lane
311	7,000	0.16		Solomon Lane
312	7,000	0.16		Solomon Lane
313	7,000	0.16		Solomon Lane
314	7,000	0.16		Solomon Lane
315	7,000	0.16		Solomon Lane
316	7,137	0.16		Solomon Lane
317	7,765	0.18		Solomon Lane
318	7,751	0.18		Solomon Lane
319	7,567	0.17		Solomon Lane
320	8,021	0.18		Solomon Lane
321	7,811	0.18		Solomon Lane
322	7,190	0.17		Solomon Lane
323	7,000	0.16		Solomon Lane
324	7,000	0.16		Solomon Lane
325	7,000	0.16		Solomon Lane
OPEN SPACE "A"	42,896	0.98		NON-BUILDABLE
OPEN SPACE "B"	50,602	1.16		NON-BUILDABLE

Location Map



DEVELOPMENT SUMMARY

ZONING - R2 - Residential (Medium Density)
Minimum Lot Area = 10,000 S.F.
Minimum Front Setback (Minor Street) = 30 FEET
Minimum Front Setback (Collector Street) - 40 FEET
Minimum Front Setback (Arterial Street) = 50 FEET
Minimum Side Setback - 10 FEET
Minimum Rear Setback - 25 FEET

Reserve at Port Royal, PHASE 5, SECTION 3
Total Area - 9.89 Acres
P/O Tax Map 28, Parcel 10.13 (Maury County)
Total lots - 35
Area in Right of Way - 1.55 Acres
Area in Flood Plain - 0.00 Acres

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2329, Page 971, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

_____, 2015 _____
Date Owner - AUSTIN PENNINGTON

CHIEF MANAGER – Amber Lane Development, LLC
Title (if acting for partnership or corporation)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled RESERVE AT PORT ROYAL, PHASE 5, SECTION 3 has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

_____, 2015 _____
Date Name, Tile and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I, (we) hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled RESERVE AT PORT ROYAL, PHASE 5, SECTION 3 have been installed in accordance with current local and state government requirements, or a sufficient bond or cash has been filed which will guarantee said installation.

_____, 2015 _____
Date Name, Tile and Agency or Authorized Approving Agent

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that this is a true and accurate survey of the property shown hereon; that this is a Class "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to: 1:10,000.

12-13, 2015 Allen B. O'Leary, RLS TN # 1987
Date

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Spring Hill 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:

_____, 2015 _____
Date Secretary, Planning Commission

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I, (we) hereby certify; (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Spring Hill Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the planning commission to guarantee completion of all required improvements in case of default.

_____, 2015 _____
Date Appropriate Governmental Representative

CERTIFICATE OF COMMON AREAS DEDICATION

Amber Lane Development, LLC In recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within for recreation for RESERVE AT PORT ROYAL, PHASE 5, SECTION 3 and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions, " applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

_____, 2015 _____
Date Owner - Amber Lane Development, LLC
AUSTIN PENNINGTON

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAMES AND STREET NAMES

Subdivision and street names approved by the Maury County Emergency Communication.

_____, 2015 _____
Date Maury County Emergency Communication

ALLEN B. O'LEARY
REGISTERED LAND SURVEYOR
TENNESSEE No. 1987

OWNER INFORMATION

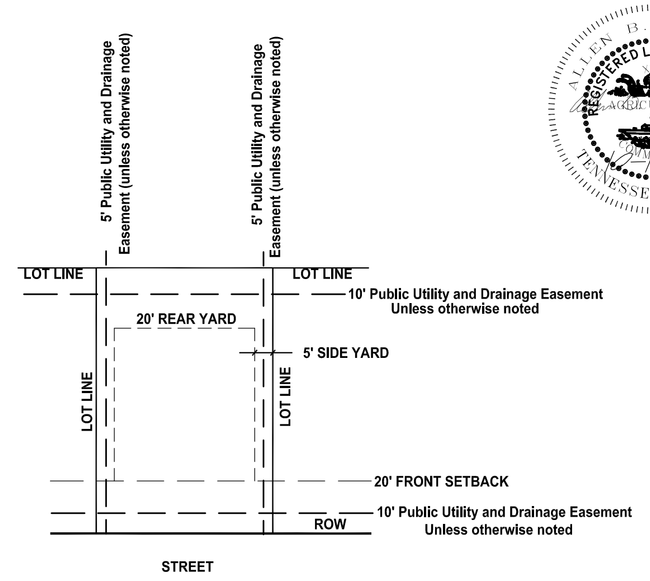
Amber Lane Development, LLC
1804 Williamson Court, #107
Brentwood, TN 37027
615-599-1816

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

OPEN SPACE NOTE:

ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

Purpose:
The purpose of this plat is to create 35 individual single family home sites.



RESERVE AT PORT ROYAL TYPICAL LOT LAYOUT

Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by others. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
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6. The area of the parcel as shown hereon is 9.89 Acres or 430,805 Square feet.
7. This property currently identified as a portion of Tax Map No. 28 Parcel No. 010.13, Maury County. For designation shown thus (#) indicates Parcel Numbers for said map.
8. Plat reference: n/a
9. Deed reference: Book R2329, Page 971
10. Bearings based on: Tennessee State Plane, Fipszone 4100.
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
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14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee.
16. This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C 0185 E, dated April 16, 2007, and shown hereon graphically.
17. All open space area is a public utility and drainage easement and designated as a non–buildable lots.
18. All erosion control and stabilization shall be installed prior to the recording of this final plat.

Legend

- IPS Iron Rod Found
- IPS Iron Rod Set
- I.P.F. Iron Pipe Found
- AXLE Axle Found
- ECM Fence Post
- Concrete Monument Existing
- P.K.F. PK Nail Found
- P.K.S. PK Nail Set
- R.R.S..F. Railroad Spike Found
- R.R.S.S. Railroad Spike Set
- Bench Mark
- Stake Found
- Fire Hydrant
- Water Meter
- Water Valve
- Water Reducer
- Clean Out
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Catch Basin
- Curb Inlet
- Storm Pipe
- Cable Manhole
- Electric Manhole
- Telephone Manhole
- Water Manhole
- Electric Meter
- Cable Riser
- Electric Riser
- Telephone Riser
- Telephone Booth
- Gas Meter
- Gas Valve
- Light Pole
- Power Pole
- Telephone Pole
- Guy Pole
- Power Pole
- Flag Pole
- Guy Wire
- Mailbox
- Parking Block
- Satellite Dish
- Handicap Parking
- Water Spigot
- Bollard
- Evergreen Tree
- Deciduous Tree
- Bush
- Sign
- Adjoining Property Line
- Subject Property Line
- Easement Line
- Building Setback Line
- Centerline
- Edge of Pavement
- Edge of Gravel
- Fence Line
- Landscape
- Woods / Tree line
- Edge of Water
- Ditch / Creek Centerline
- Minor Contour Line
- Index Contour Line
- G Gas Line
- SA Sanitary Sewer Line
- W Water Line
- ST Storm Sewer Line
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- OHC Overhead Cable Line
- OHE Overhead Electric Line
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- UGC Underground Cable Line
- UGE Underground Electric Line
- UGT Underground Telephone Line
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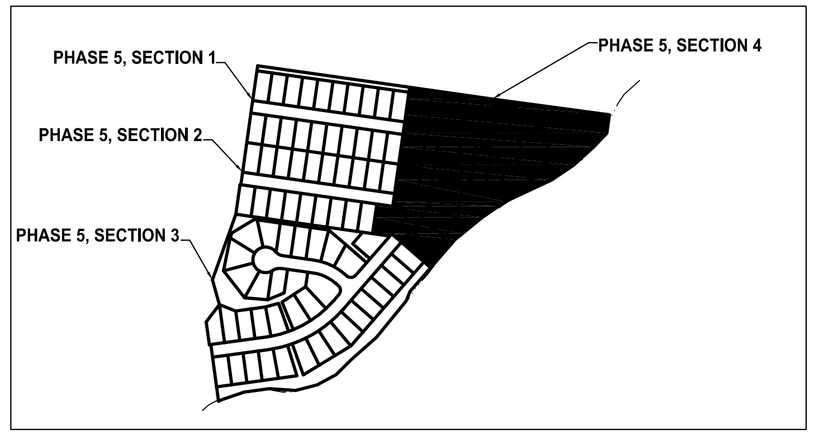
FINAL PLAT
RESERVE AT PORT ROYAL
PHASE 5, SECTION 3
R-2 ZONING
MAURY COUNTY - SPRING HILL, TENNESSEE
AMBER LANE DEVELOPMENT, LLC

O'LEARY & ASSOCIATES
LAND SURVEYING
2558 Nashville Highway * Columbia, TN 38401 * (931) 489-2088
allen@olearyaa.com

DRAWN BY:	ABO
SCALE:	1"=50'
JOB NO:	15-5061
DATE:	October 14, 2015
REVISION:	
SHEET:	1 of 1

TENNESSEE GRID NORTH
FIPSZONE 4100, OBSERVED USING GPS

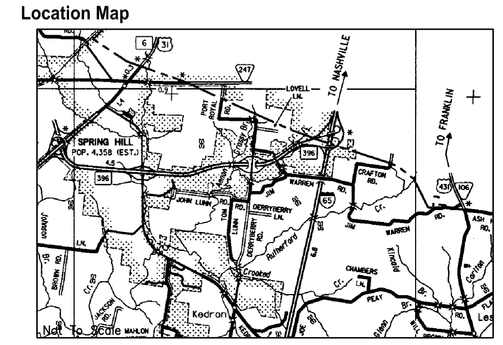
RESERVE AT PORT ROYAL INSET



Lot Table

LOT NUMBER	SQUARE FEET	ACRES	HOUSE NUMBER	ROAD NAME
226	11,809	0.27		Wesley Lane
258	10,558	0.24		Wesley Lane
259	10,374	0.24		Daniel Lane
292	10,366	0.24		Daniel Lane
293	10,366	0.24		Daniel Lane
294	7,000	0.16		Daniel Lane
295	7,001	0.16		Daniel Lane
296	7,017	0.16		Daniel Lane
297	9,271	0.21		Daniel Lane
298	8,731	0.20		Daniel Lane
299	8,448	0.19		Daniel Lane
300	7,918	0.18		Daniel Lane
301	7,164	0.16		Daniel Lane
302	8,970	0.21		Daniel Lane
303	7,200	0.17		Daniel Lane
304	7,966	0.18		Daniel Lane
305	7,200	0.17		Solomon Lane
306	7,000	0.16		Solomon Lane
307	8,243	0.19		Solomon Lane
308	8,468	0.19		Solomon Lane
309	7,533	0.17		Solomon Lane
310	7,000	0.16		Solomon Lane
OPEN SPACE "D"	96,780	2.22		NON-BUILDABLE

Location Map



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2329, Page 971, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

_____, 2015 _____
Date Owner - AUSTIN PENNINGTON

CHIEF MANAGER – Amber Lane Development, LLC
Title (if acting for partnership or corporation)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled RESERVE AT PORT ROYAL, PHASE 5, SECTION 4 has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

_____, 2015 _____
Date Name, Tile and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I, (we) hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled RESERVE AT PORT ROYAL, PHASE 5, SECTION 4 have been installed in accordance with current local and state government requirements, or a sufficient bond or cash has been filed which will guarantee said installation.

_____, 2015 _____
Date Name, Tile and Agency or Authorized Approving Agent

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that this is a true and accurate survey of the property shown hereon; that this is a Class "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to: 1:10,000.

12-13, 2015 Allen B. O'Leary
Date Allen B, O'Leary, RLS TN # 1987

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Spring Hill 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:

_____, 2015 _____
Date Secretary, Planning Commission

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I, (we) hereby certify; (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Spring Hill Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the planning commission to guarantee completion of all required improvements in case of default.

_____, 2015 _____
Date Appropriate Governmental Representative

CERTIFICATE OF COMMON AREAS DEDICATION

Amber Lane Development, LLC In recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within for recreation for RESERVE AT PORT ROYAL, PHASE 5, SECTION 4 and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions, " applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

_____, 2015 _____
Date Owner - Amber Lane Development, LLC
AUSTIN PENNINGTON

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAMES AND STREET NAMES

Subdivision and street names approved by the Maury County Emergency Communication.

_____, 2015 _____
Date Maury County Emergency Communication

ALLEN B. O'LEARY
REGISTERED LAND SURVEYOR
TENNESSEE No. 1987

DEVELOPMENT SUMMARY

ZONING - R2 - Residential (Medium Density)
Minimum Lot Area = 10,000 S.F.
Minimum Front Setback (Minor Street) = 30 FEET
Minimum Front Setback (Collector Street) - 40 FEET
Minimum Front Setback (Arterial Street) = 50 FEET
Minimum Side Setback - 10 FEET
Minimum Rear Setback - 25 FEET

Reserve at Port Royal, PHASE 5, SECTION 4
Total Area - 7.91 Acres
P/O Tax Map 28, Parcel 10.13 (Maury County)
Total lots - 22
Area in Right of Way - 1.38 Acres
Area in Flood Plain - 0.00 Acres

OPEN SPACE NOTE:

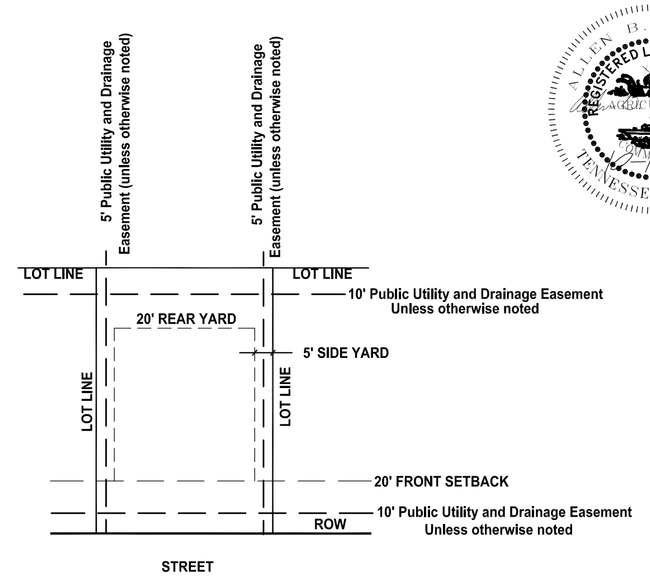
ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

OWNER INFORMATION

Amber Lane Development, LLC
1804 Williamson Court, #107
Brentwood, TN 37027
615-599-1816

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

Purpose:
The purpose of this plat is to create 22 individual single family home sites.



RESERVE AT PORT ROYAL TYPICAL LOT LAYOUT

Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by others. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
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5. The property shown hereon is located within the City of Spring Hill, Williamson County, TN. All matters pertaining to construction, use, location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Spring Hill's Zoning Regulations as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcel as shown hereon is 5.29 Acres or 230,621 Square feet.
7. This property currently identified as a portion of Tax Map No. 28 Parcel No. 010.13, Maury County. For designation shown thus (#) indicates Parcel Numbers for said map.
8. Plat reference: n/a
9. Deed reference: Book R2329, Page 971
10. Bearings based on: Tennessee State Plane, Fipszone 4100.
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
12. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
13. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.
14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee.
16. This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C 0185 E, dated April 16, 2007, and shown hereon graphically.
17. All open space area is a public utility and drainage easement and designated as a non-buildable lots.
18. All erosion control and stabilization shall be installed prior to the recording of this final plat.

Legend

- Iron Rod Found
- Iron Rod Set
- Iron Pipe Found
- Axle Found
- Fence Post
- Concrete Monument Existing
- P.K.F. PK Nail Found
- P.K.S. PK Nail Set
- R.R.S.F. Railroad Spike Found
- R.R.S.S. Railroad Spike Set
- Bench Mark
- Stake Found
- Fire Hydrant
- Water Meter
- Water Valve
- Water Reducer
- Clean Out
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Catch Basin
- Curb Inlet
- Storm Pipe
- Cable Manhole
- Electric Manhole
- Telephone Manhole
- Water Manhole
- Electric Meter
- Cable Riser
- Electric Riser
- Telephone Riser
- Telephone Booth
- Gas Meter
- Gas Valve
- Light Pole
- Power Pole
- Telephone Pole
- Guy Pole
- Power Pole
- Flag Pole
- Guy Wire
- Mailbox
- Parking Block
- Satellite Dish
- Handicap Parking
- Water Spigot
- Bollard
- Evergreen Tree
- Deciduous Tree
- Bush
- Sign
- Adjoining Property Line
- Subject Property Line
- Easement Line
- Building Setback Line
- Centerline
- Edge of Pavement
- Edge of Gravel
- Fence Line
- Landscape
- Woods / Tree line
- Edge of Water
- Ditch / Creek Centerline
- Minor Contour Line
- Index Contour Line
- Gas Line
- Sanitary Sewer Line
- Water Line
- Storm Sewer Line
- Overhead Utility Line
- Overhead Cable Line
- Overhead Electric Line
- Overhead Telephone Line
- Underground Utility Line
- Underground Cable Line
- Underground Electric Line
- Underground Telephone Line
- Forced Main Line

FINAL PLAT
RESERVE AT PORT ROYAL
PHASE 5, SECTION 4
R-2 ZONING
MAURY COUNTY - SPRING HILL, TENNESSEE
AMBER LANE DEVELOPMENT, LLC

O'LEARY & ASSOCIATES
LAND SURVEYING
2558 Nashville Highway * Columbia, TN 38401 * (931) 489-2088
allen@olearyaa.com

DRAWN BY:	ABO
SCALE:	1"=50'
JOB NO:	15-5061
DATE:	October 14, 2015
REVISION:	
SHEET:	1 of 1

City of Spring Hill
199 Town Center Parkway
P.O. Box 789

Spring Hill, TN 37174
Phone 931-486-2252 Ext. 211
Fax: 931-486-3596

City of SPRING HILL TENNESSEE est. 1809

Application for Surety

Property Information	Project Name: PORT ROYAL Reserve Phase: 5 Section: 1, 2, 3, & 4 Number of Lots Approved: 96 Number of Lots Remaining: ____ Surety Type: ___ Maintenance ___ Performance ___ Restoration Posted With: ___ Letter of Credit X Performance Bond ___ Insurance Bond ___ Cash Surety Amount: $____ Expiration Date: __/__/__ Automatic Renewal Clause included with Surety: Yes / No (Circle One) Purpose of Surety: ____
Financial Information	Name of Financial Institution: FRANKLIN SYNERGY BANK Surety #: ____ Contact Person: DAVID MCDANIEL Email: DAVID.MCDANIEL@FRANKLINSYNERGY.COM Address: 722 COLUMBIA AVE FRANKLIN 37064 City, State, Zip: ____ Phone Number: (615) 236-8370 Fax Number: (___) ____
Contact Information	Name of Owner/Developer or Representative: AUSTON PENNINGTON Address: 1804 WILLIAMSON CT SUITE 102 BRENTWOOD 37027 City, State, Zip: ____ Phone Number: (615) 376-1680 Fax Number: (___) ____

Action Request

I (we) request that the following action be taken:

X Establish New Surety
___ Request Final Inspection and Release of Surety
___ Request Reduction of Surety Amount
___ Request extension of surety for (1) year
(Please provide proof of difficulty below)

Explanation for Proof of Difficulty:

____

____

Daul Buschmann PM
Applicant Signature Date

____
City Staff Signature Date

RESOLUTION 16-02 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR PORT ROYAL RESERVE PHASE 5 SECTION 1, 2, 3, 4

WHEREAS, a Performance Bond is required to be established for this development prior to recording of a Final Plat; and

WHEREAS, the Performance Bond is guaranteeing the construction of certain improvements on 96 lots; and

WHEREAS, the following improvements are required pursuant to the Final Plat:

Sidewalks, street lights and Final topping to all streets with 1 ½ inches of hot mix asphalt; and

WHEREAS, to date, the improvements have not been completed and/or accepted by the City and, therefore, a Performance Bond is required; and

WHEREAS, it is the recommendation of the Codes Department that a Performance Bond be established in the amount of **$115,561.00**; and

WHEREAS, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner; and

WHEREAS, upon completion of the public improvements listed above, the Developer will be required to file a "maintenance" bond guaranteeing performance of the public improvements for an additional one year period with the Planning Commission after the dedication and acceptance of such public improvements by the Board of Mayor and Aldermen.

NOW, THEREFORE, BE IT RESOLVED, that the Spring Hill Planning Commission approves the establishment of a Performance Bond for Port Royal Reserve Phase 5 Section 1, 2, 3, & 4 in the amount of **$115,561.00.**

Passed and adopted this 11th day of January, 2016.

_____
Paul Downing, Chairman

_____
Dara Sanders, Secretary

City of
SPRING HILL
TENNESSEE
est. 1809

Utility Information Sheet

Development__Port Royal Reserve_____

Phase__5__ Section_1, 2, 3 & 4___ #of lots_96___

Cost to install Utility's (Performance Bond)

Signage___$8,000_____

Street Lights__$22,000_____

Sidewalks feet_ 3,754 ft_____

Final Paving

Road linear feet__3,754 ft_____

Road width ____24 ft_____

Final Paving cost__$75,056_____

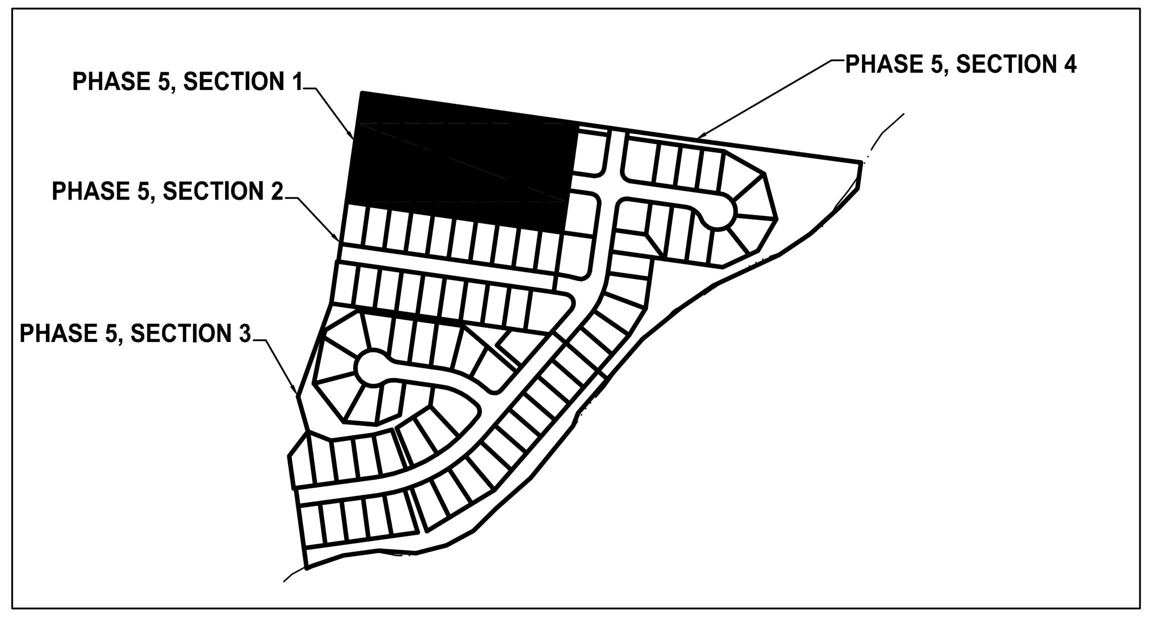
Total Cost = $105,056

Plus 10% = $10,505

TOTAL PERFORMANCE BOND = $115,561

TENNESSEE GRID NORTH
FIPSZONE 4100, OBSERVED USING GPS

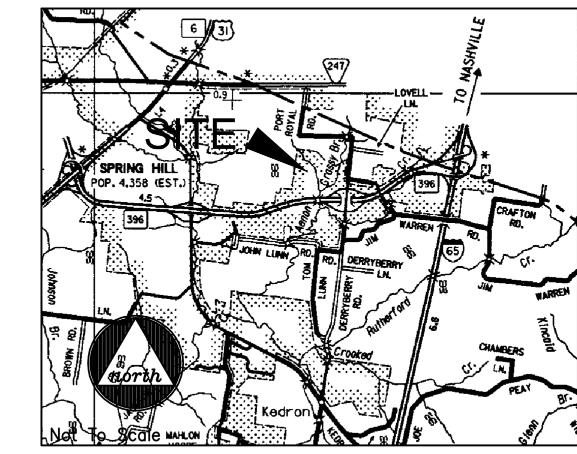
RESERVE AT PORT ROYAL INSET

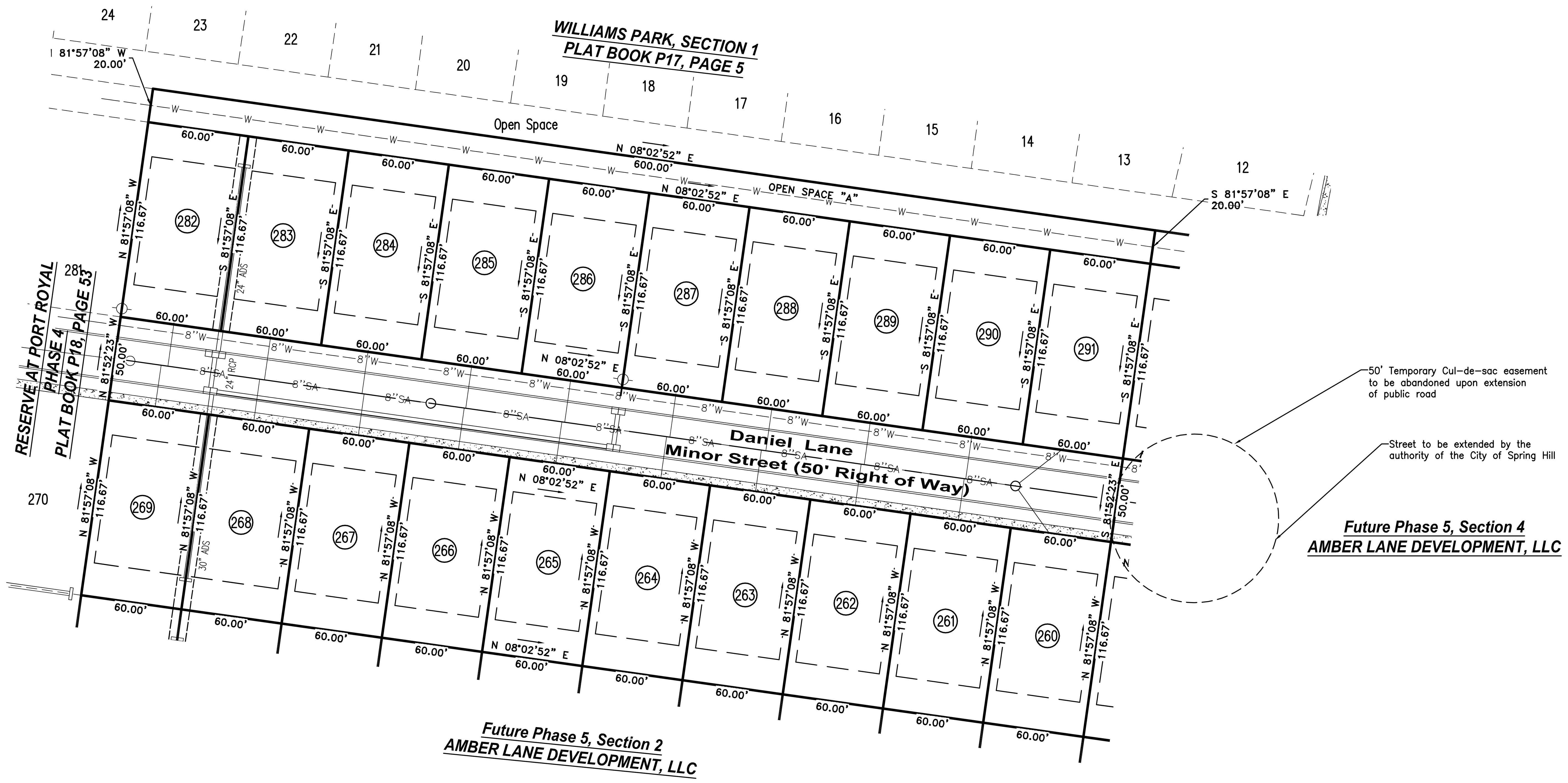


Lot Table

LOT NUMBER	SQUARE FEET	ACRES	HOUSE NUMBER	ROAD NAME
260	7,000	0.16		Daniel Lane
261	7,000	0.16		Daniel Lane
262	7,000	0.16		Daniel Lane
263	7,000	0.16		Daniel Lane
264	7,000	0.16		Daniel Lane
265	7,000	0.16		Daniel Lane
266	7,000	0.16		Daniel Lane
267	7,000	0.16		Daniel Lane
268	7,000	0.16		Daniel Lane
269	7,000	0.16		Daniel Lane
282	7,000	0.16		Daniel Lane
283	7,000	0.16		Daniel Lane
284	7,000	0.16		Daniel Lane
285	7,000	0.16		Daniel Lane
286	7,000	0.16		Daniel Lane
287	7,000	0.16		Daniel Lane
288	7,000	0.16		Daniel Lane
289	7,000	0.16		Daniel Lane
290	7,000	0.16		Daniel Lane
291	7,000	0.16		Daniel Lane
Open Space "A"	12,000	0.28	NON BUILDABLE LOT	

Location Map





FINAL PLAT
RESERVE AT PORT ROYAL
PHASE 5, SECTION 1
R-2 ZONING
MAURY COUNTY - SPRING HILL, TENNESSEE
AMBER LANE DEVELOPMENT, LLC

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________, 2015 ________
Date Owner - AUSTIN PENNINGTON

CHIEF MANAGER – Amber Lane Development, LLC
Title (if acting for partnership or corporation)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled RESERVE AT PORT ROYAL, PHASE 5, SECTION 1 has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

________, 2015 ________
Date Name, Tile and Agency or Authorized Approving Agent

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10-13, 2015 Allen B. O'Leary, RLS TN # 1987
Date

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Date Secretary, Planning Commission

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________, 2015 ________
Date Appropriate Governmental Representative

CERTIFICATE OF COMMON AREAS DEDICATION

Amber Lane Development, LLC in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within for recreation for RESERVE AT PORT ROYAL, PHASE 5, SECTION 1 and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions, " applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

________, 2015 ________
Date Owner - Amber Lane Development, LLC AUSTIN PENNINGTON

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Subdivision and street names approved by the Maury County Emergency Communication.

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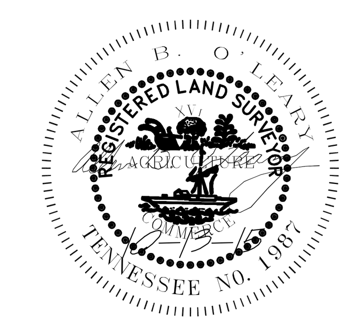

DEVELOPMENT SUMMARY

ZONING - R2 - Residential (Medium Density)
Minimum Lot Area = 10,000 S.F.
Minimum Front Setback (Minor Street) = 30 FEET
Minimum Front Setback (Collector Street) - 40 FEET
Minimum Front Setback (Arterial Street) = 50 FEET
Minimum Side Setback - 10 FEET
Minimum Rear Setback - 25 FEET

Reserve at Port Royal, PHASE 5, SECTION 1
Total Area - 4.17 Acres
P/O Tax Map 28, Parcel 10.13 (Maury County)
Total lots - 20
Area in Right of Way - 0.69 Acres
Area in Flood Plain - 0.00 Acres

OPEN SPACE NOTE:
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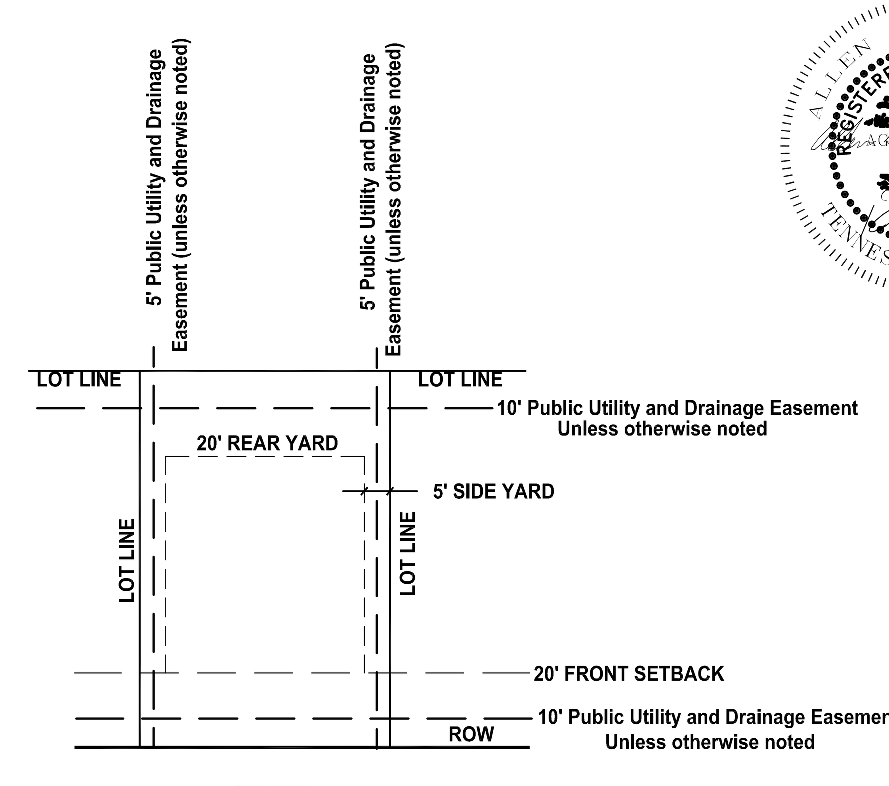
OWNER INFORMATION
Amber Lane Development, LLC
1804 Williamson Court, #107
Brentwood, TN 37027
615-599-1816

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

Purpose:
The purpose of this plat is to create 20 individual single family home sites.



RESERVE AT PORT ROYAL
TYPICAL LOT LAYOUT

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6. The area of the parcel as shown hereon is 5.29 Acres or 230,621 Square feet.
7. This property currently identified as a portion of Tax Map No. 28 Parcel No. 010.13, Maury County. For designation shown thus (#) indicates Parcel Numbers for said map.
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Legend

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IPS Iron Rod Set
I.P.F. Iron Pipe Found
AXLE Axle Found
Fence Post
CM Concrete Monument Existing
P.K.F. PK Nail Found
P.K.S. PK Nail Set
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Cable Manhole
Electric Manhole
Telephone Manhole
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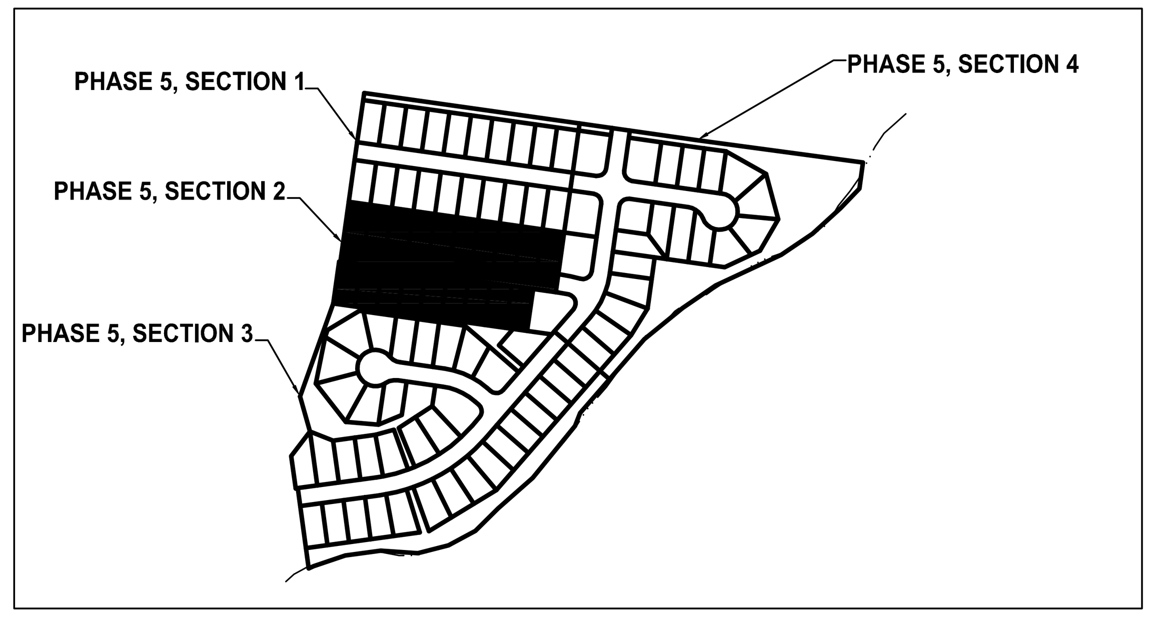
Electric Meter
Cable Riser
Electric Riser
Telephone Riser
Telephone Booth
Gas Meter
Gas Valve
Light Pole
Power Pole
Telephone Pole
Guy Pole
Power Pole
Flag Pole
Guy Wire
Mailbox
Parking Block
Satellite Dish
Handicap Parking
Water Spigot
Bollard
Evergreen Tree
Deciduous Tree
Bush
Sign
Adjoining Property Line
Subject Property Line
Easement Line
Building Setback Line
Centerline
Edge of Pavement
Edge of Gravel
Fence Line
Landscape
Woods / Tree line
Edge of Water
Ditch / Creek Centerline
Minor Contour Line
Index Contour Line
Gas Line
Sanitary Sewer Line
Water Line
Storm Sewer Line
Overhead Utility Line
Overhead Cable Line
Overhead Electric Line
Overhead Telephone Line
Underground Utility Line
Underground Cable Line
Underground Electric Line
Underground Telephone Line
Forced Main Line

O'LEARY & ASSOCIATES
LAND SURVEYING
2558 Nashville Highway * Columbia, TN 38401 * (931) 489-2088
allen@olearyaa.com

DRAWN BY:	ABO
SCALE:	1"=50'
JOB NO:	15-5061
DATE:	October 14, 2015
REVISION:	
SHEET:	1 of 1

TENNESSEE GRID NORTH
FIPSZONE 4100, OBSERVED USING GPS

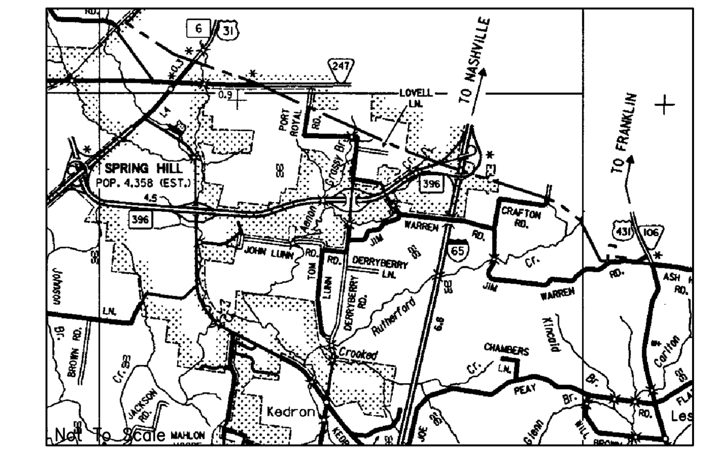
RESERVE AT PORT ROYAL INSET

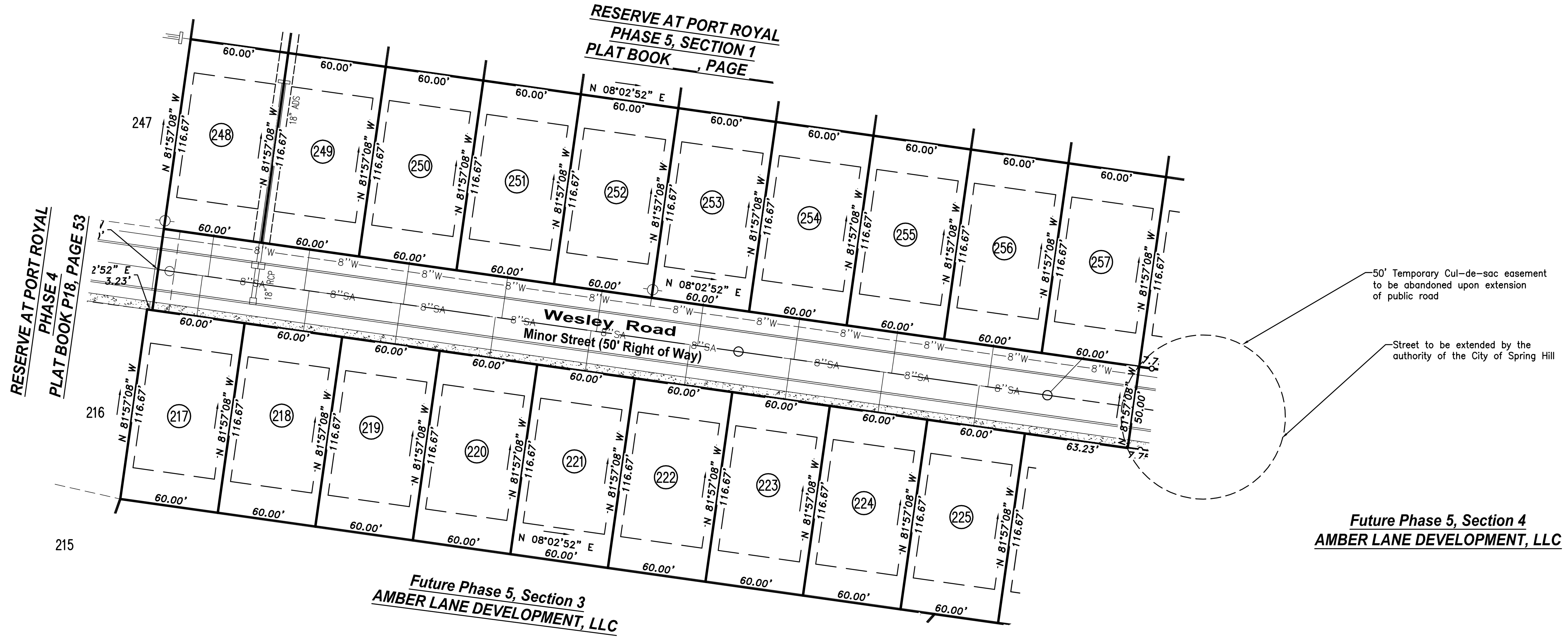


Lot Table

LOT NUMBER	SQUARE FEET	ACRES	HOUSE NUMBER	ROAD NAME
217	7,000	0.16		Wesley Road
218	7,000	0.16		Wesley Road
219	7,000	0.16		Wesley Road
220	7,000	0.16		Wesley Road
221	7,000	0.16		Wesley Road
222	7,000	0.16		Wesley Road
223	7,000	0.16		Wesley Road
224	7,000	0.16		Wesley Road
225	7,000	0.16		Wesley Road
249	7,000	0.16		Wesley Road
250	7,000	0.16		Wesley Road
251	7,000	0.16		Wesley Road
252	7,000	0.16		Wesley Road
253	7,000	0.16		Wesley Road
254	7,000	0.16		Wesley Road
255	7,000	0.16		Wesley Road
256	7,000	0.16		Wesley Road
257	7,000	0.16		Wesley Road

Location Map





CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2329, Page 971, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

____________, 2015 ____________
Date Owner - AUSTIN PENNINGTON

CHIEF MANAGER – Amber Lane Development, LLC
Title (if acting for partnership or corporation)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled RESERVE AT PORT ROYAL, PHASE 5, SECTION 2 has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

____________, 2015 ____________
Date Name, Tile and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

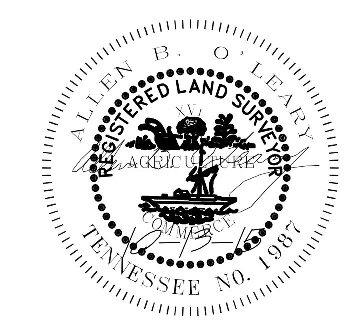
I, (we) hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled RESERVE AT PORT ROYAL, PHASE 5, SECTION 2 have been installed in accordance with current local and state government requirements, or a sufficient bond or cash has been filed which will guarantee said installation.

____________, 2015 ____________
Date Name, Tile and Agency or Authorized Approving Agent

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that this is a true and accurate survey of the property shown hereon; that this is a Class "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to: 1:10,000.

10-13, 2015 Allen B. O'Leary
Date Allen B. O'Leary, RLS TN # 1987



CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Spring Hill 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:

____________, 2015 ____________
Date Secretary, Planning Commission

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I, (we) hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Spring Hill Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the planning commission to guarantee completion of all required improvements in case of default.

____________, 2015 ____________
Date Appropriate Governmental Representative

CERTIFICATE OF COMMON AREAS DEDICATION

Amber Lane Development, LLC in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within for recreation for RESERVE AT PORT ROYAL, PHASE 5, SECTION 2 and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

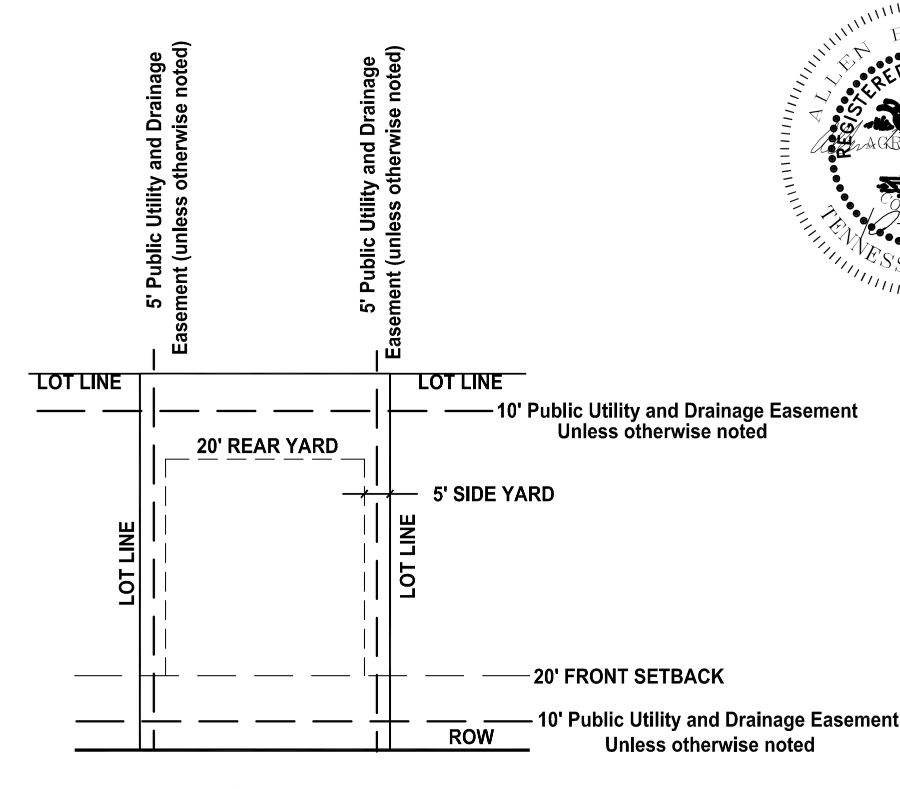
"Declaration of Covenants and Restrictions, " applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

____________, 2015 ____________
Date Owner - Amber Lane Development, LLC
AUSTIN PENNINGTON

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAMES AND STREET NAMES

Subdivision and street names approved by the Maury County Emergency Communication.

____________, 2015 ____________
Date Maury County Emergency Communication



RESERVE AT PORT ROYAL
TYPICAL LOT LAYOUT

DEVELOPMENT SUMMARY

ZONING - R2 - Residential (Medium Density)
Minimum Lot Area = 10,000 S.F.
Minimum Front Setback (Minor Street) = 30 FEET
Minimum Front Setback (Collector Street) - 40 FEET
Minimum Front Setback (Arterial Street) = 50 FEET
Minimum Side Setback - 10 FEET
Minimum Rear Setback - 25 FEET

Reserve at Port Royal, PHASE 5, SECTION 2
Total Area - 3.74 Acres
P/O Tax Map 28, Parcel 10.13 (Maury County)
Total lots - 19
Area in Right of Way - 0.69 Acres
Area in Flood Plain - 0.00 Acres

OPEN SPACE NOTE:

ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

OWNER INFORMATION
Amber Lane Development, LLC
1804 Williamson Court, #107
Brentwood, TN 37027
615-599-1816

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

Purpose:
The purpose of this plat is to create 19 individual single family home sites.

Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by others. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
4. Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size location, depth, and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located within the City of Spring Hill, Williamson County, TN. All matters pertaining to construction, use, location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Spring Hill's Zoning Regulations as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcel as shown hereon is 3.74 Acres or 163,004 Square feet.
7. This property currently identified as a portion of Tax Map No. 28 Parcel No. 010.13, Maury County. For designation shown thus (#) indicates Parcel Numbers for said map.
8. Plat reference: n/a
9. Deed reference: Book R2329, Page 971
10. Bearings based on: Tennessee State Plane, Fipszone 4100.
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
12. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
13. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.
14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee.
16. This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C 0185 E, dated April 16, 2007, and shown hereon graphically.
17. All open space area is a public utility and drainage easement and designated as a non–buildable lots.
18. All erosion control and stabilization shall be installed prior to the recording of this final plat.

Legend

EIP Iron Rod Found
IPS Iron Rod Set
I.P.F. Iron Pipe Found
AXLE Axle Found
Fence Post
ECM Concrete Monument Existing
P.K.F. PK Nail Found
P.K.S. PK Nail Set
R.R.S.F. Railroad Spike Found
R.R.S.S. Railroad Spike Set
Bench Mark
Stake Found
Fire Hydrant
Water Meter
Water Valve
Water Reducer
Clean Out
Sanitary Sewer Manhole
Storm Sewer Manhole
Catch Basin
Curb Inlet
Storm Pipe
Cable Manhole
Electric Manhole
Telephone Manhole
Water Manhole
Electric Meter
Cable Riser
Electric Riser
Telephone Riser
Telephone Booth
Gas Meter
Gas Valve
Light Pole
Power Pole
Telephone Pole
Guy Pole
Power Pole
Flag Pole
Guy Wire
Mailbox
Parking Block
Satellite Dish
Handicap Parking
Water Spigot
Bollard
Evergreen Tree
Deciduous Tree
Bush
Sign
Adjoining Property Line
Subject Property Line
Easement Line
Building Setback Line
Centerline
Edge of Pavement
Edge of Gravel
Fence Line
Landscape
Woods / Tree line
Edge of Water
Ditch / Creek Centerline
Minor Contour Line
Index Contour Line
G Gas Line
SA Sanitary Sewer Line
W Water Line
ST Storm Sewer Line
OH Overhead Utility Line
OHC Overhead Cable Line
OHE Overhead Electric Line
OHT Overhead Telephone Line
UG Underground Utility Line
UGC Underground Cable Line
UGE Underground Electric Line
UGT Underground Telephone Line
FM Forced Main Line

FINAL PLAT
RESERVE AT PORT ROYAL
PHASE 5, SECTION 2
R-2 ZONING
MAURY COUNTY - SPRING HILL, TENNESSEE
AMBER LANE DEVELOPMENT, LLC

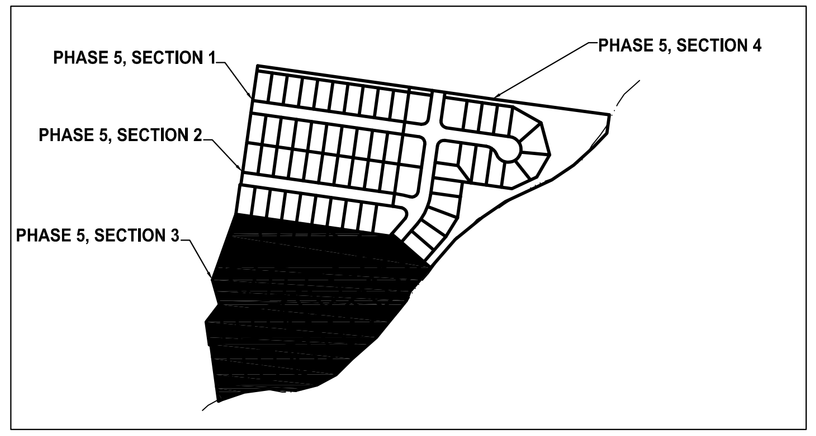
O'LEARY & ASSOCIATES
LAND SURVEYING
2558 Nashville Highway * Columbia, TN 38401 * (931) 489-2088
allen@olearyaa.com

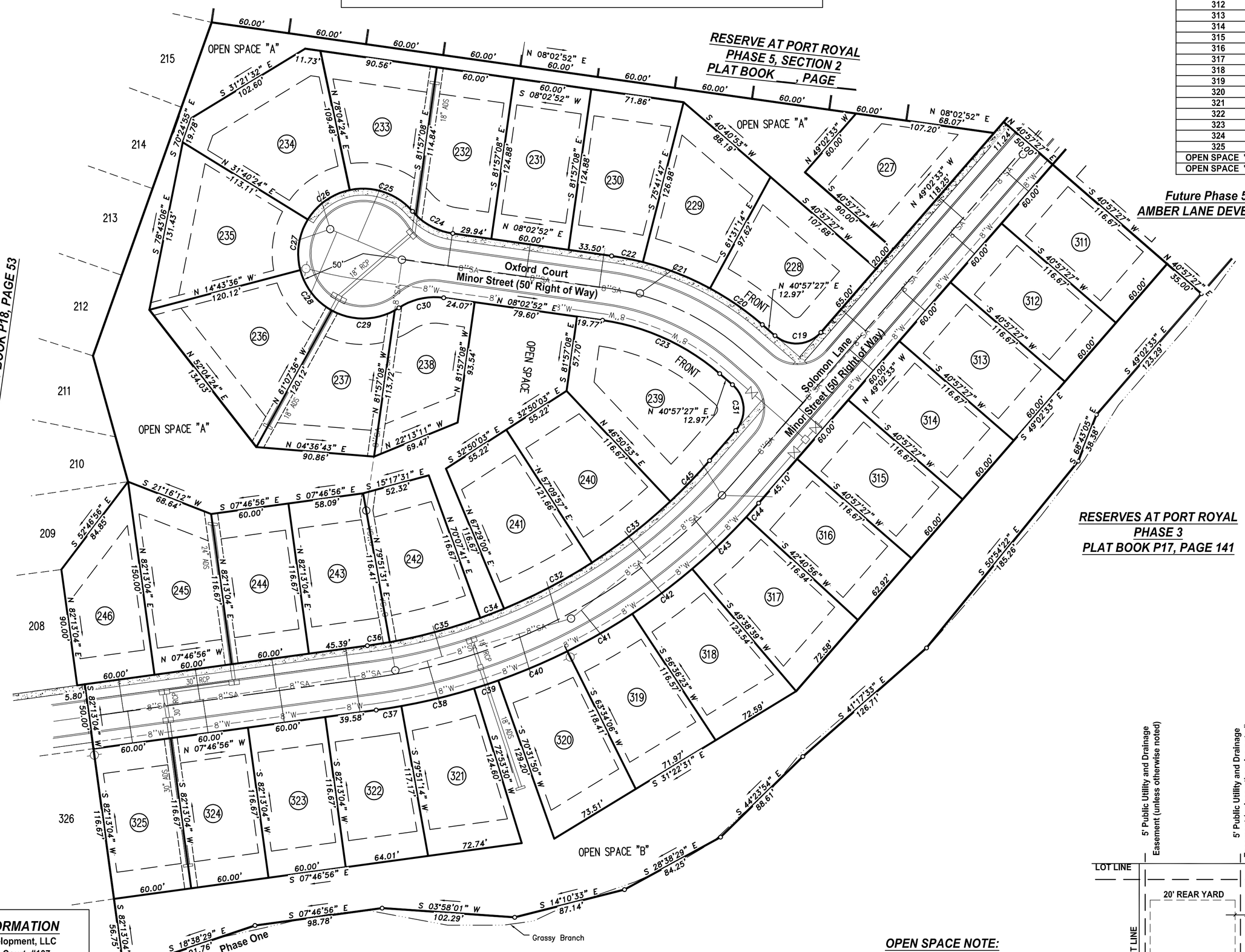
DRAWN BY:	ABO
SCALE:	1"=50'
JOB NO:	15-5061
DATE:	October 14, 2015
REVISION:	
SHEET:	1 of 1

NORTH

TENNESSEE GRID NORTH
FIPSZONE 4100, OBSERVED USING GPS

RESERVE AT PORT ROYAL INSET

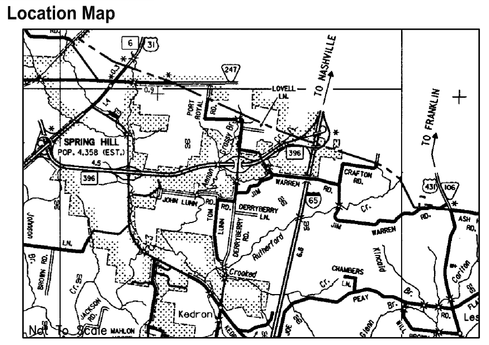




Lot Table

LOT NUMBER	SQUARE FEET	ACRES	HOUSE NUMBER	ROAD NAME
227	8,021	0.18		Solomon Lane
228	8,749	0.20		Oxford Court
229	7,642	0.18		Oxford Court
230	8,130	0.19		Oxford Court
231	7,493	0.17		Oxford Court
232	7,397	0.17		Oxford Court
233	7,423	0.17		Oxford Court
234	9,541	0.22		Oxford Court
235	9,035	0.21		Oxford Court
236	9,466	0.22		Oxford Court
237	7,499	0.17		Oxford Court
238	6,494	0.15		Oxford Court
239	11,440	0.26		Oxford Court
240	7,887	0.18		Solomon Lane
241	7,887	0.18		Solomon Lane
242	7,297	0.17		Solomon Lane
243	7,056	0.16		Solomon Lane
244	7,000	0.16		Solomon Lane
245	8,000	0.18		Solomon Lane
246	7,200	0.17		Solomon Lane
311	7,000	0.16		Solomon Lane
312	7,000	0.16		Solomon Lane
313	7,000	0.16		Solomon Lane
314	7,000	0.16		Solomon Lane
315	7,000	0.16		Solomon Lane
316	7,137	0.16		Solomon Lane
317	7,765	0.18		Solomon Lane
318	7,751	0.18		Solomon Lane
319	7,567	0.17		Solomon Lane
320	8,021	0.18		Solomon Lane
321	7,811	0.18		Solomon Lane
322	7,190	0.17		Solomon Lane
323	7,000	0.16		Solomon Lane
324	7,000	0.16		Solomon Lane
325	7,000	0.16		Solomon Lane
OPEN SPACE "A"	42,896	0.98		NON-BUILDABLE
OPEN SPACE "B"	50,602	1.16		NON-BUILDABLE

Location Map



DEVELOPMENT SUMMARY

ZONING - R2 - Residential (Medium Density)
Minimum Lot Area = 10,000 S.F.
Minimum Front Setback (Minor Street) = 30 FEET
Minimum Front Setback (Collector Street) - 40 FEET
Minimum Front Setback (Arterial Street) = 50 FEET
Minimum Side Setback - 10 FEET
Minimum Rear Setback - 25 FEET

Reserve at Port Royal, PHASE 5, SECTION 3
Total Area - 9.89 Acres
P/O Tax Map 28, Parcel 10.13 (Maury County)
Total lots - 35
Area in Right of Way - 1.55 Acres
Area in Flood Plain - 0.00 Acres

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2329, Page 971, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

_____, 2015 _____
Date Owner - AUSTIN PENNINGTON

CHIEF MANAGER – Amber Lane Development, LLC
Title (if acting for partnership or corporation)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled RESERVE AT PORT ROYAL, PHASE 5, SECTION 3 has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

_____, 2015 _____
Date Name, Tile and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I, (we) hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled RESERVE AT PORT ROYAL, PHASE 5, SECTION 3 have been installed in accordance with current local and state government requirements, or a sufficient bond or cash has been filed which will guarantee said installation.

_____, 2015 _____
Date Name, Tile and Agency or Authorized Approving Agent

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that this is a true and accurate survey of the property shown hereon; that this is a Class "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to: 1:10,000.

12-13, 2015 Allen B. O'Leary, RLS TN # 1987
Date

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Spring Hill 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:

_____, 2015 _____
Date Secretary, Planning Commission

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I, (we) hereby certify; (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Spring Hill Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the planning commission to guarantee completion of all required improvements in case of default.

_____, 2015 _____
Date Appropriate Governmental Representative

CERTIFICATE OF COMMON AREAS DEDICATION

Amber Lane Development, LLC In recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within for recreation for RESERVE AT PORT ROYAL, PHASE 5, SECTION 3 and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions, " applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

_____, 2015 _____
Date Owner - Amber Lane Development, LLC
AUSTIN PENNINGTON

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAMES AND STREET NAMES

Subdivision and street names approved by the Maury County Emergency Communication.

_____, 2015 _____
Date Maury County Emergency Communication

ALLEN B. O'LEARY
REGISTERED LAND SURVEYOR
TENNESSEE No. 1987

OWNER INFORMATION

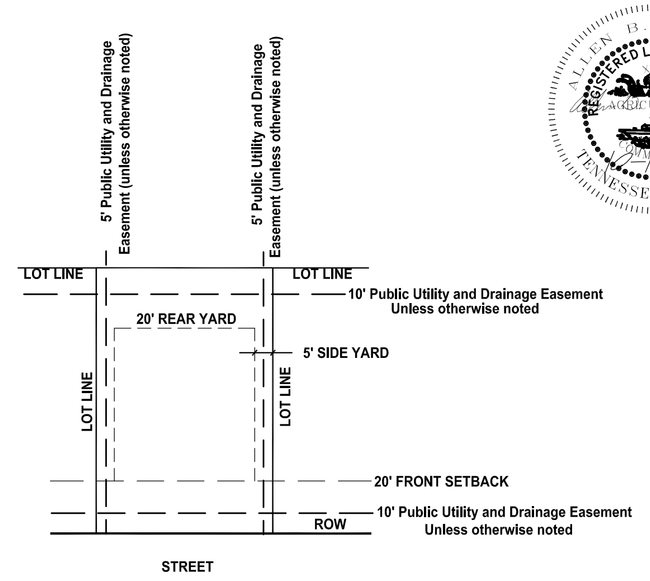
Amber Lane Development, LLC
1804 Williamson Court, #107
Brentwood, TN 37027
615-599-1816

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

OPEN SPACE NOTE:

ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

Purpose:
The purpose of this plat is to create 35 individual single family home sites.



RESERVE AT PORT ROYAL TYPICAL LOT LAYOUT

Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by others. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
4. Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size location, depth, and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located within the City of Spring Hill, Williamson County, TN. All matters pertaining to construction, use, location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Spring Hill's Zoning Regulations as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcel as shown hereon is 9.89 Acres or 430,805 Square feet.
7. This property currently identified as a portion of Tax Map No. 28 Parcel No. 010.13, Maury County. For designation shown thus (#) indicates Parcel Numbers for said map.
8. Plat reference: n/a
9. Deed reference: Book R2329, Page 971
10. Bearings based on: Tennessee State Plane, Fipszone 4100.
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
12. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
13. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.
14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee.
16. This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C 0185 E, dated April 16, 2007, and shown hereon graphically.
17. All open space area is a public utility and drainage easement and designated as a non–buildable lots.
18. All erosion control and stabilization shall be installed prior to the recording of this final plat.

Legend

- IPS Iron Rod Found
- IPS Iron Rod Set
- I.P.F. Iron Pipe Found
- AXLE Axle Found
- ECM Fence Post
- Concrete Monument Existing
- P.K.F. PK Nail Found
- P.K.S. PK Nail Set
- R.R.S..F. Railroad Spike Found
- R.R.S.S. Railroad Spike Set
- Bench Mark
- Stake Found
- Fire Hydrant
- Water Meter
- Water Valve
- Water Reducer
- Clean Out
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Catch Basin
- Curb Inlet
- Storm Pipe
- Cable Manhole
- Electric Manhole
- Telephone Manhole
- Water Manhole
- Electric Meter
- Cable Riser
- Electric Riser
- Telephone Riser
- Telephone Booth
- Gas Meter
- Gas Valve
- Light Pole
- Power Pole
- Telephone Pole
- Guy Pole
- Power Pole
- Flag Pole
- Guy Wire
- Mailbox
- Parking Block
- Satellite Dish
- Handicap Parking
- Water Spigot
- Bollard
- Evergreen Tree
- Deciduous Tree
- Bush
- Sign
- Adjoining Property Line
- Subject Property Line
- Easement Line
- Building Setback Line
- Centerline
- Edge of Pavement
- Edge of Gravel
- Fence Line
- Landscape
- Woods / Tree line
- Edge of Water
- Ditch / Creek Centerline
- Minor Contour Line
- Index Contour Line
- G Gas Line
- SA Sanitary Sewer Line
- W Water Line
- ST Storm Sewer Line
- OH Overhead Utility Line
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- UG Underground Utility Line
- UGC Underground Cable Line
- UGE Underground Electric Line
- UGT Underground Telephone Line
- FM Forced Main Line

FINAL PLAT
RESERVE AT PORT ROYAL
PHASE 5, SECTION 3
R-2 ZONING
MAURY COUNTY - SPRING HILL, TENNESSEE
AMBER LANE DEVELOPMENT, LLC

O'LEARY & ASSOCIATES
LAND SURVEYING
2558 Nashville Highway * Columbia, TN 38401 * (931) 489-2088
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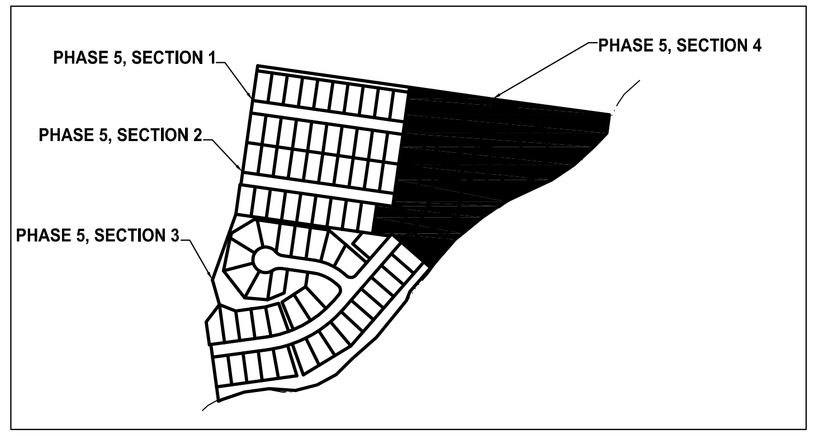
DRAWN BY:	ABO
SCALE:	1"=50'
JOB NO:	15-5061
DATE:	October 14, 2015
REVISION:	
SHEET:	1 of 1

TENNESSEE GRID NORTH
FIPSZONE 4100, OBSERVED USING GPS

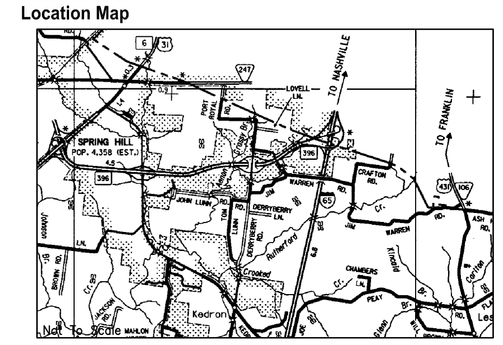
RESERVE AT PORT ROYAL INSET



Lot Table

LOT NUMBER	SQUARE FEET	ACRES	HOUSE NUMBER	ROAD NAME
226	11,809	0.27		Wesley Lane
258	10,558	0.24		Wesley Lane
259	10,374	0.24		Daniel Lane
292	10,366	0.24		Daniel Lane
293	10,366	0.24		Daniel Lane
294	7,000	0.16		Daniel Lane
295	7,001	0.16		Daniel Lane
296	7,017	0.16		Daniel Lane
297	9,271	0.21		Daniel Lane
298	8,731	0.20		Daniel Lane
299	8,448	0.19		Daniel Lane
300	7,918	0.18		Daniel Lane
301	7,164	0.16		Daniel Lane
302	8,970	0.21		Daniel Lane
303	7,200	0.17		Daniel Lane
304	7,966	0.18		Daniel Lane
305	7,200	0.17		Solomon Lane
306	7,000	0.16		Solomon Lane
307	8,243	0.19		Solomon Lane
308	8,468	0.19		Solomon Lane
309	7,533	0.17		Solomon Lane
310	7,000	0.16		Solomon Lane
OPEN SPACE "D"	96,780	2.22		NON-BUILDABLE

Location Map



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2329, Page 971, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

_____, 2015 _____
Date Owner - AUSTIN PENNINGTON

CHIEF MANAGER – Amber Lane Development, LLC
Title (if acting for partnership or corporation)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled RESERVE AT PORT ROYAL, PHASE 5, SECTION 4 has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

_____, 2015 _____
Date Name, Tile and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I, (we) hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled RESERVE AT PORT ROYAL, PHASE 5, SECTION 4 have been installed in accordance with current local and state government requirements, or a sufficient bond or cash has been filed which will guarantee said installation.

_____, 2015 _____
Date Name, Tile and Agency or Authorized Approving Agent

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that this is a true and accurate survey of the property shown hereon; that this is a Class "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to: 1:10,000.

12-13, 2015 Allen B. O'Leary
Date Allen B, O'Leary, RLS TN # 1987

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Spring Hill 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:

_____, 2015 _____
Date Secretary, Planning Commission

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I, (we) hereby certify; (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Spring Hill Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the planning commission to guarantee completion of all required improvements in case of default.

_____, 2015 _____
Date Appropriate Governmental Representative

CERTIFICATE OF COMMON AREAS DEDICATION

Amber Lane Development, LLC In recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within for recreation for RESERVE AT PORT ROYAL, PHASE 5, SECTION 4 and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions, " applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

_____, 2015 _____
Date Owner - Amber Lane Development, LLC
AUSTIN PENNINGTON

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAMES AND STREET NAMES

Subdivision and street names approved by the Maury County Emergency Communication.

_____, 2015 _____
Date Maury County Emergency Communication

ALLEN B. O'LEARY
REGISTERED LAND SURVEYOR
TENNESSEE No. 1987

DEVELOPMENT SUMMARY

ZONING - R2 - Residential (Medium Density)
Minimum Lot Area = 10,000 S.F.
Minimum Front Setback (Minor Street) = 30 FEET
Minimum Front Setback (Collector Street) - 40 FEET
Minimum Front Setback (Arterial Street) = 50 FEET
Minimum Side Setback - 10 FEET
Minimum Rear Setback - 25 FEET

Reserve at Port Royal, PHASE 5, SECTION 4
Total Area - 7.91 Acres
P/O Tax Map 28, Parcel 10.13 (Maury County)
Total lots - 22
Area in Right of Way - 1.38 Acres
Area in Flood Plain - 0.00 Acres

OPEN SPACE NOTE:

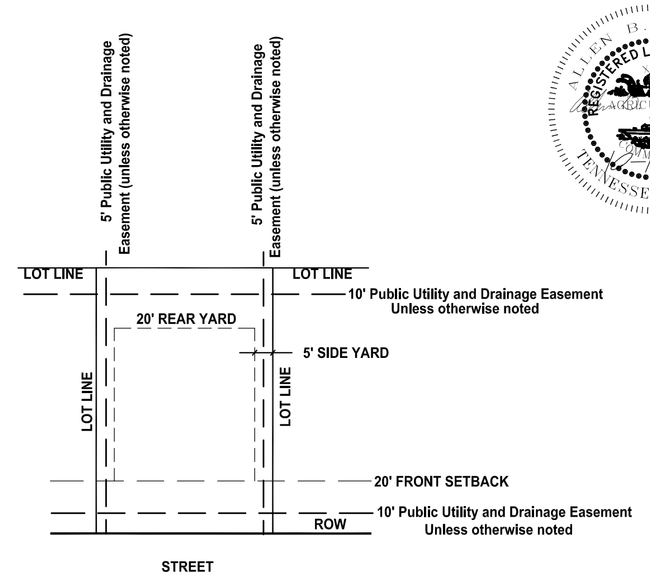
ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

OWNER INFORMATION

Amber Lane Development, LLC
1804 Williamson Court, #107
Brentwood, TN 37027
615-599-1816

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

Purpose:
The purpose of this plat is to create 22 individual single family home sites.



RESERVE AT PORT ROYAL TYPICAL LOT LAYOUT

Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by others. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
4. Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size location, depth, and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located within the City of Spring Hill, Williamson County, TN. All matters pertaining to construction, use, location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Spring Hill's Zoning Regulations as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcel as shown hereon is 5.29 Acres or 230,621 Square feet.
7. This property currently identified as a portion of Tax Map No. 28 Parcel No. 010.13, Maury County. For designation shown thus (#) indicates Parcel Numbers for said map.
8. Plat reference: n/a
9. Deed reference: Book R2329, Page 971
10. Bearings based on: Tennessee State Plane, Fipszone 4100.
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
12. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
13. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.
14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee.
16. This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C 0185 E, dated April 16, 2007, and shown hereon graphically.
17. All open space area is a public utility and drainage easement and designated as a non-buildable lots.
18. All erosion control and stabilization shall be installed prior to the recording of this final plat.

Legend

- Iron Rod Found
- Iron Rod Set
- Iron Pipe Found
- Axle Found
- Fence Post
- Concrete Monument Existing
- P.K.F. PK Nail Found
- P.K.S. PK Nail Set
- R.R.S.F. Railroad Spike Found
- R.R.S.S. Railroad Spike Set
- Bench Mark
- Stake Found
- Fire Hydrant
- Water Meter
- Water Valve
- Water Reducer
- Clean Out
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Catch Basin
- Curb Inlet
- Storm Pipe
- Cable Manhole
- Electric Manhole
- Telephone Manhole
- Water Manhole
- Electric Meter
- Cable Riser
- Electric Riser
- Telephone Riser
- Telephone Booth
- Gas Meter
- Gas Valve
- Light Pole
- Power Pole
- Telephone Pole
- Guy Pole
- Power Pole
- Flag Pole
- Guy Wire
- Mailbox
- Parking Block
- Satellite Dish
- Handicap Parking
- Water Spigot
- Bollard
- Evergreen Tree
- Deciduous Tree
- Bush
- Sign
- Adjoining Property Line
- Subject Property Line
- Easement Line
- Building Setback Line
- Centerline
- Edge of Pavement
- Edge of Gravel
- Fence Line
- Landscape
- Woods / Tree line
- Edge of Water
- Ditch / Creek Centerline
- Minor Contour Line
- Index Contour Line
- Gas Line
- Sanitary Sewer Line
- Water Line
- Storm Sewer Line
- Overhead Utility Line
- Overhead Cable Line
- Overhead Electric Line
- Overhead Telephone Line
- Underground Utility Line
- Underground Cable Line
- Underground Electric Line
- Underground Telephone Line
- Forced Main Line

FINAL PLAT
RESERVE AT PORT ROYAL
PHASE 5, SECTION 4
R-2 ZONING
MAURY COUNTY - SPRING HILL, TENNESSEE
AMBER LANE DEVELOPMENT, LLC

O'LEARY & ASSOCIATES
LAND SURVEYING
2558 Nashville Highway * Columbia, TN 38401 * (931) 489-2088
allen@olearyaa.com

DRAWN BY:	ABO
SCALE:	1"=50'
JOB NO:	15-5061
DATE:	October 14, 2015
REVISION:	
SHEET:	1 of 1

RESOLUTION 16-03 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION RECOMMENDING ACCEPTANCE AND DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVMENTS SHOWN ON THE EXISTING PLAT FOR
THE RESERVE AT PORT ROYAL PHASE 2-B

WHEREAS, Tenn Contractors, Inc. has a recorded Final Plat for The Reserve at Port Royal Phase 2-B in Williamson County Plat Book P17, Page 151; and

WHEREAS, said Plat show Public Rights-of-Way proposed for dedication to the City of Spring Hill; and

WHEREAS, an Offer of Dedication, Deeds of Conveyance and a Maintenance Surety have been submitted pursuant to the Subdivision Regulations; and

WHEREAS, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the Road Rights-of-Way, the design intent has been achieved; and

WHEREAS, the developer is required under Article III, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

WHEREAS, the Planning Commission deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way and Public Improvement's be accepted and the same become a part of the Public Street system of the City of Spring Hill; and

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that dedication and acceptance of Road Rights-of Way and Public Improvement's within The Reserve at Port Royal Phase 2-B as shown on the recorded plat is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 11th day of January, 2016.

_____
Paul Downing, Chairman

_____
Dara Sanders, Secretary

CERTIFICATE OF SATISFACTORY COMPLETION

November 19, 2014

Tennessee Contractor, John Ring

The Reserve at Port Royal

Development Name: Tennessee Contractor, John Ring

Phase or Section of Construction: The Reserve at Port Royal Phase 1A,1B, 2A, 2B, 3 & 4, 2 C

Public Improvements: Water Lines, Sewer Lines, Storm Water Lines, Curbs, Street Lights, Sidewalks

Street signs will need be change to retro-reflective.

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, a Developer Agreement established a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

Jackie Glenn

City of Spring Hill Utility Inspector (signature)

JACKIE GLENN

Printed name:

Approved By:

Jeff Foster

Jeff Foster, Public Works Director

199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174

PHONE (931)486-2252 NASHVILLE LINE (615)248-6307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516

FORM FOR OFFER OF
IRREVOCABLE DEDICATION

AGREEMENT made this 17 day of July 20 14, by and between the City of Spring Hill a municipal corporation, having its office and place of business at 199 Town Center Parkway, Spring Hill, Tennessee, hereinafter designated as the "City" and Tenn Contractors, Inc, a S Corporation, having its office and place of business at P.O. Box 314 Franklin, TN. 37065 hereinafter designated as the "developer".

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled The Reserve at Port Royal Phase 2-B dated 5-25-06 and prepared by Anderson, Delk, Epps Accos. and

WHEREAS, said plat designates certain public improvements consisting of Roads, Right of Way, water lines, sewer lines, storm drain and sidewalks to be dedicated to the City of Spring Hill free and clear of all encumbrances and liens, pursuant to the requirements of the Spring Hill Planning Commission and the City; and

WHEREAS, the Developer, simultaneously herewith, shall post a performance surety with the City for the construction, maintenance, and dedication of said improvements, if required;

WHEREAS, the Developer is desirous of offering for dedication the said improvements and land to the City more particularly described in Schedule Plat attached hereto;

WHEREAS, the Developer has delivered Documents or Deeds of conveyance to the city for the said land and improvements as described herein;

NOW, THEREFORE, in consideration of the sum of one dollar ($1.00) lawful money of the United States paid by the City to the Developer and other good and valuable consideration, it is mutually **AGREED** as follows:

A. The Developer herewith delivers to the City Documents or Deeds of conveyance for the premises described in Schedule Plat attached hereto, said delivery being a formal offer of dedication to the City until the acceptance or rejection of such offer of dedication by the City.

B. The Developer agrees that said formal offer of Dedication is irrevocable and can be accepted by the City at any time.

C. The Developer agrees to complete the construction and maintenance of the land and improvements pursuant to the performance surety and the requirements of the Spring Hill Planning Commission and any ordinances, regulations, requirements, covenants, and agreements that may be imposed by the City with respect thereto and, upon acceptance by the City of the offer of dedication, furnish to the City a sworn statement certifying that the premises are free and clear of all liens and encumbrances and shall furnish to the City a check for all necessary fees and taxes to record the Documents heretofore delivered.

D. That this irrevocable offer of dedication shall run with land and shall be binding on all assigns, guarantees, successors, or heirs of the Developer.

E. The City by action of the Board of Mayor and Aldermen on the ____ day of _____, 20___, accepted the infrastructure as presented in the offer of dedication and directed the governmental representative to sign the offer of dedication on behalf of the City

Developer Company Name:

TENN. CONTRACTORS INC.

7-17 20 14
Date

Developer Signature

(CORPORATE SEAL)

ATTEST: _____

FOR THE CITY OF SPRING HILL:

BY: _____
Signature

_____ 20_____

_____
Printed Name

ACKNOWLEDGEMENT:
COPARTNERSHIP

STATE OF TENNESSEE

(COUNTY OF_____) SS:_____

On this ___day _____ of 20____, before me personally appeared _____, to me known to be one of the firm _____, described in and who executed the foregoing instrument, and he thereupon acknowledged to me that he executed such instrument as and for the act and deed of said firm.

_____
CORPORATE

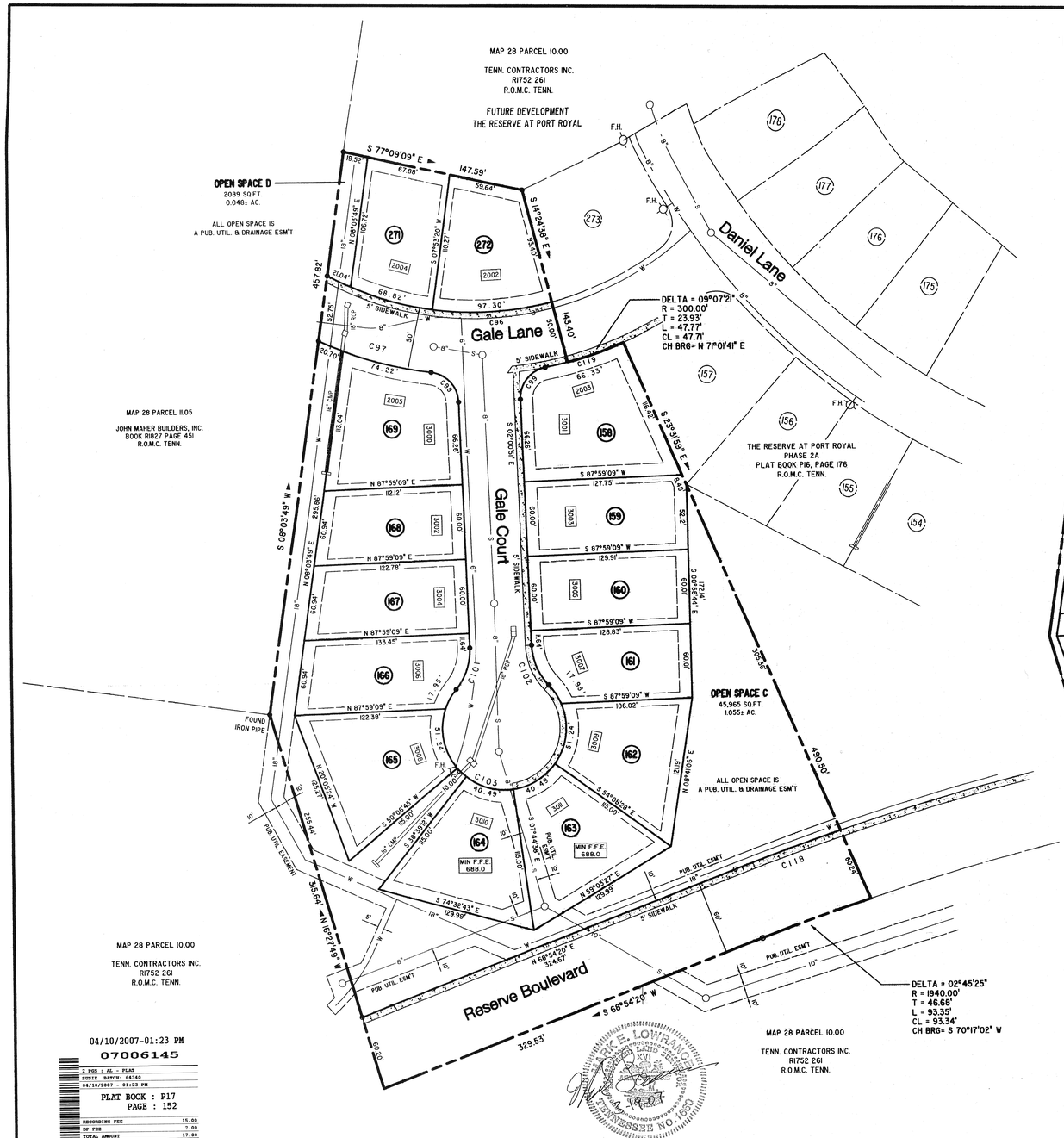
STATE OF TENNESSEE

(COUNTY OF Williamson) SS: Tennessee

On this 17 day of July 2014, before me personally appeared John Ring, to me known, who, being by me first duly sworn, did depose and say that he resides in Tennessee; that he is the President of Tenn Contractors Inc the corporate seal affixed to said instrument is such corporate seal; that it was so affixed by order and authority of the Board of Directors of said corporation, and that he signed his name thereto by like order and authority.

Marcy L Eibel
INDIVIDUAL 9/29/14

MARCY L. EIBEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY



Legend

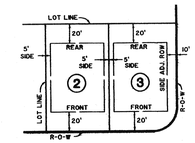
- SANITARY SEWER W/ MANHOLE
- WATER LINE
- FIRE HYDRANT
- RIGHT-OF-WAY MARKER (5/8" REBAR WITH 2-1/4" METAL CAP)
- IRON PIN AT PROP. CORNER (5/8" DIA. REBAR W/CAP)
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- 1234 STREET ADDRESS

BULK STANDARDS

BULK ITEM	PHASE 2B
NUMBER OF LOTS	14
MINIMUM LOT SIZE	7,000 SQ. FT.
MINIMUM LOT WIDTH @ FRONT SETBACK	60 FT
MINIMUM FRONT YARD SETBACK	20 FT
MINIMUM SIDE YARD SETBACK	5 FT
MINIMUM SIDE YARD SETBACK (ADJ TO ROW)	10 FT
MINIMUM REAR YARD SETBACK	20 FT
OPEN SPACE AREA	1.055
TOTAL AREA	5.056

north

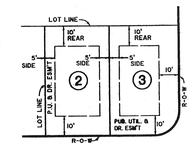
BEARINGS BASED ON DEED OF RECORD IN BOOK R178 PAGE 462, R.O.M.C. TENN.



TYPICAL MINIMUM BUILDING SETBACKS

N.T.S.

APPLICABLE TO ALL LOTS SHOWN HEREON UNLESS A GREATER SETBACK IS SHOWN AND DIMENSIONED



DETAIL "A"
TYPICAL EASEMENT CONFIGURATION

NOT TO SCALE

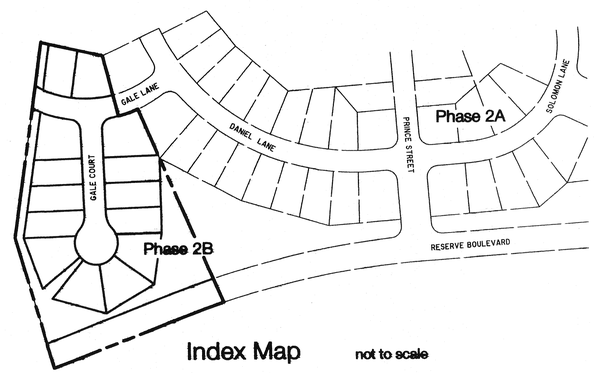
APPLICABLE TO ALL LOTS SHOWN HEREON UNLESS A GREATER EASEMENT IS SHOWN AND DIMENSIONED

LOT DATA

LOT NO.	LOT SQ. FT.	ACRES
158	10394	0.239
159	7815	0.179
160	7762	0.178
161	7296	0.167
162	8557	0.196
163	8845	0.203
164	8845	0.203
165	9531	0.219
166	7926	0.182
167	7687	0.176
168	7047	0.162
169	9984	0.229
271	7464	0.171
272	8011	0.184

CURVE DATA

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C96	42°53'32"	250.00	187.15	98.21	182.81	N 82°57'52" E
C97	18°07'45"	300.00	94.92	47.86	94.53	S 74°05'59" E
C98	81°09'00"	25.00	35.41	21.41	32.52	S 42°35'22" E
C99	81°09'00"	25.00	35.41	21.41	32.52	N 38°33'39" E
C101	41°24'35"	50.00	36.14	18.90	35.36	S 18°41'26" W
C102	41°24'35"	50.00	36.14	18.90	35.36	S 22°43'09" E
C103	262°49'09"	50.00	229.35	-56.69	75.00	N 87°59'09" E
C118	02°36'03"	2000.00	90.78	45.40	90.77	S 70°12'21" W
C119	12°40'08"	300.00	66.33	33.30	66.20	N 72°48'05" E



Index Map not to scale

NOTES

1. PROPERTY MAP 28, P/O PARCEL 10, 11th CIVIL DISTRICT, MAURY COUNTY TENNESSEE.

2. DEVELOPER:
TENN. CONTRACTORS INC.
P.O. BOX 314
FRANKLIN, TENNESSEE 37065-0314
(615) 305-1033

3. PLANNER/SURVEYOR:
ANDERSON, DELK, EPPS & ASSOC. INC.
618 GRASSMERE PARK DRIVE/SUITE 4
NASHVILLE, TENNESSEE 3721
(615)331-0809

4. EXISTING ZONING: RESIDENTIAL PLANNED UNIT DEVELOPMENT (P.U.D.)

5. A PORTION OF THE PROPERTY AS SHOWN HEREON IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DEPICTED ON COMMUNITY PANEL 47023 0105B, EFFECTIVE DATE NOV. 3, 1987, AS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

6. EACH LOT WILL HAVE A PUBLIC UTILITY AND DRAINAGE EASEMENT, 10 FEET IN WIDTH ALONG THE FRONT AND REAR LOT LINES AND 5 FEET ALONG EACH SIDE LOT LINE, UNLESS AN EASEMENT OF GREATER WIDTH IS SHOWN HEREON. (SEE DETAIL "A")

7. ALL PROPERTY AND LOT CORNERS SHOWN HEREON ARE MONUMENTED WITH IRON PINS (1/2" DIAMETER REBAR WITH CAP), SET THIS SURVEY, UNLESS OTHERWISE NOTED.

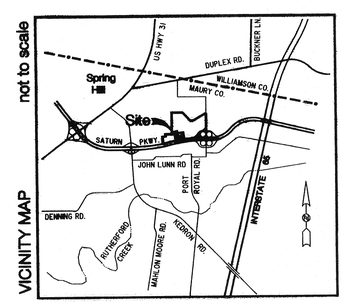
8. THIS PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.

9. THE DEVELOPER SHALL BE RESPONSIBLE FOR STREET LIGHTS AND STREET SIGNS AS REQUIRED BY THE CITY OF SPRING HILL.

10. THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE RESERVE AT PORT ROYAL OF RECORD IN DEED BK _____, PG _____, R.O.M.C.

11. ALL OPEN SPACE AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

12. NO DETENTION BASIN IS PROPOSED TO BE CONSTRUCTED WITH THIS PHASE.



not to scale

VICINITY MAP

04/10/2007-01:23 PM
07006145
2 PGS : AL - PLAT
BOOK/ BATCH: 14340
04/10/2007 - 01:23 PM
PLAT BOOK : P17
PAGE : 152
RECORDING FEE 15.00
DP FEE 2.00
TOTAL AMOUNT 17.00
STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

04/10/2007-01:23 PM
07006145
2 PGS : AL - PLAT
BOOK/ BATCH: 14340
04/10/2007 - 01:23 PM
PLAT BOOK : P17
PAGE : 151
RECORDING FEE 15.00
DP FEE 2.00
TOTAL AMOUNT 17.00
STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

PHASE 2B

The Reserve at Port Royal

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon as evidenced in Book No. R1752, page 261, R.O.M.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.

TENN. CONTRACTORS, INC. 3-23-07
Owner(s) John Reno for Date
Title President

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby Certify that the Water System(s) outlined or indicated on the Final Subdivision Plat entitled :

PHASE 2B, THE RESERVE AT PORT ROYAL

has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date : 4-6-07

Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM

I hereby Certify that the Sewer System(s) outlined or indicated on the Final Subdivision Plat entitled :

PHASE 2B, THE RESERVE AT PORT ROYAL

has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date : 4-6-07

Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby Certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the Ratio of Precision is equal to or greater than 1 : 10,000.

1660 3-19-07
Registered Land Surveyor No. Date

CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS OR BOND POSTING

I Hereby Certify: (1) That all streets designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the City of Spring Hill, Tennessee, 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

Appropriate Governmental Representative

CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES

Street Names and addresses approved by Maury County 911.

4/10/07
Authorized Approving Agent Date

CERTIFICATE OF APPROVAL FOR RECORDING

I Hereby Certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Spring Hill, Tennessee, 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 Maury County.

4-10-07
Secretary, City of Spring Hill Planning Commission

FINAL SUBDIVISION PLAT
CITY of SPRING HILL PLANNING COMMISSION

TOTAL ACRES 5.056 TOTAL LOTS 14
ACRES ROADWAY 1.263 ACRES OPEN SPACE 1.055
OWNER Tenn. Contractors, Inc. ZONING RESIDENTIAL P.U.D.
SURVEYOR ANDERSON, DELK, EPPS & ASSOC. DATE 5-25-06
SCALE: 1" = 50'

93-107

RESOLUTION 16-04 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION RECOMMENDING ACCEPTANCE AND DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVMENTS SHOWN ON THE EXISTING PLAT FOR
THE RESERVE AT PORT ROYAL PHASE 1-A

WHEREAS, Tenn Contractors, Inc. has a recorded Final Plat for The Reserve at Port Royal Phase 1-A in Williamson County Plat Book P16, Page 22; and

WHEREAS, said Plat show Public Rights-of-Way proposed for dedication to the City of Spring Hill; and

WHEREAS, an Offer of Dedication, Deeds of Conveyance and a Maintenance Surety have been submitted pursuant to the Subdivision Regulations; and

WHEREAS, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the Road Rights-of-Way, the design intent has been achieved; and

WHEREAS, the developer is required under Article III, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

WHEREAS, the Planning Commission deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way and Public Improvement's be accepted and the same become a part of the Public Street system of the City of Spring Hill; and

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that dedication and acceptance of Road Rights-of Way and Public Improvement's within The Reserve at Port Royal Phase 1-A as shown on the recorded plat is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 11th day of January, 2016.

_____
Paul Downing, Chairman

_____
Dara Sanders, Secretary

CERTIFICATE OF SATISFACTORY COMPLETION

November 19, 2014

Tennessee Contractor, John Ring

The Reserve at Port Royal

Development Name: Tennessee Contractor, John Ring

Phase or Section of Construction: The Reserve at Port Royal Phase 1A,1B, 2A, 2B, 3 & 4, 2 C

Public Improvements: Water Lines, Sewer Lines, Storm Water Lines, Curbs, Street Lights, Sidewalks

Street signs will need be change to retro-reflective.

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, a Developer Agreement established a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

Jackie Glenn

City of Spring Hill Utility Inspector (signature)

JACKIE Glenn

Printed name:

Approved By:

Jeff Foster

Jeff Foster, Public Works Director

199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174

PHONE (931)486-2252 NASHVILLE LINE (615)248-6307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516

FORM FOR OFFER OF
IRREVOCABLE DEDICATION

AGREEMENT made this 17 day of July 2014, by and between the City of Spring Hill a municipal corporation, having its office and place of business at 199 Town Center Parkway, Spring Hill, Tennessee, hereinafter designated as the "City" and Tenn Contractors, Inc., a S. Corporation, having its office and place of business at P.O. Box 314 Franklin, TN. 37065 hereinafter designated as the "developer".

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled The Reserve at Port Royal 1-A dated 11-04-05 and prepared by Anderson, Delk, Epps & Assos. and

WHEREAS, said plat designates certain public improvements consisting of Roads, Right of Way, water lines, sewer lines, storm drain and sidewalks to be dedicated to the City of Spring Hill free and clear of all encumbrances and liens, pursuant to the requirements of the Spring Hill Planning Commission and the City; and

WHEREAS, the Developer, simultaneously herewith, shall post a performance surety with the City for the construction, maintenance, and dedication of said improvements, if required;

WHEREAS, the Developer is desirous of offering for dedication the said improvements and land to the City more particularly described in Schedule Plat attached hereto;

WHEREAS, the Developer has delivered Documents or Deeds of conveyance to the city for the said land and improvements as described herein;

NOW, THEREFORE, in consideration of the sum of one dollar ($1.00) lawful money of the United States paid by the City to the Developer and other good and valuable consideration, it is mutually **AGREED** as follows:

A. The Developer herewith delivers to the City Documents or Deeds of conveyance for the premises described in Schedule Plat attached hereto, said delivery being a formal offer of dedication to the City until the acceptance or rejection of such offer of dedication by the City.

B. The Developer agrees that said formal offer of Dedication is irrevocable and can be accepted by the City at any time.

C. The Developer agrees to complete the construction and maintenance of the land and improvements pursuant to the performance surety and the requirements of the Spring Hill Planning Commission and any ordinances, regulations, requirements, covenants, and agreements that may be imposed by the City with respect thereto and, upon acceptance by the City of the offer of dedication, furnish to the City a sworn statement certifying that the premises are free and clear of all liens and encumbrances and shall furnish to the City a check for all necessary fees and taxes to record the Documents heretofore delivered.

D. That this irrevocable offer of dedication shall run with land and shall be binding on all assigns, guarantees, successors, or heirs of the Developer.

E. The City by action of the Board of Mayor and Aldermen on the ____ day of _____, 20___, accepted the infrastructure as presented in the offer of dedication and directed the governmental representative to sign the offer of dedication on behalf of the City

Developer Company Name:

TENN. Contractors Inc.

7-17 20 14

Date

Developer Signature

(CORPORATE SEAL)

ATTEST: _____

FOR THE CITY OF SPRING HILL:

BY: _____

Signature

_____ 20_____

_____

Printed Name

ACKNOWLEDGEMENT:
COPARTNERSHIP

STATE OF TENNESSEE

(COUNTY OF_____) SS:_____

On this ___day _____ of 20____, before me personally appeared _____, to me known to be one of the firm _____, described in and who executed the foregoing instrument, and he thereupon acknowledged to me that he executed such instrument as and for the act and deed of said firm.

_____
CORPORATE

STATE OF TENNESSEE

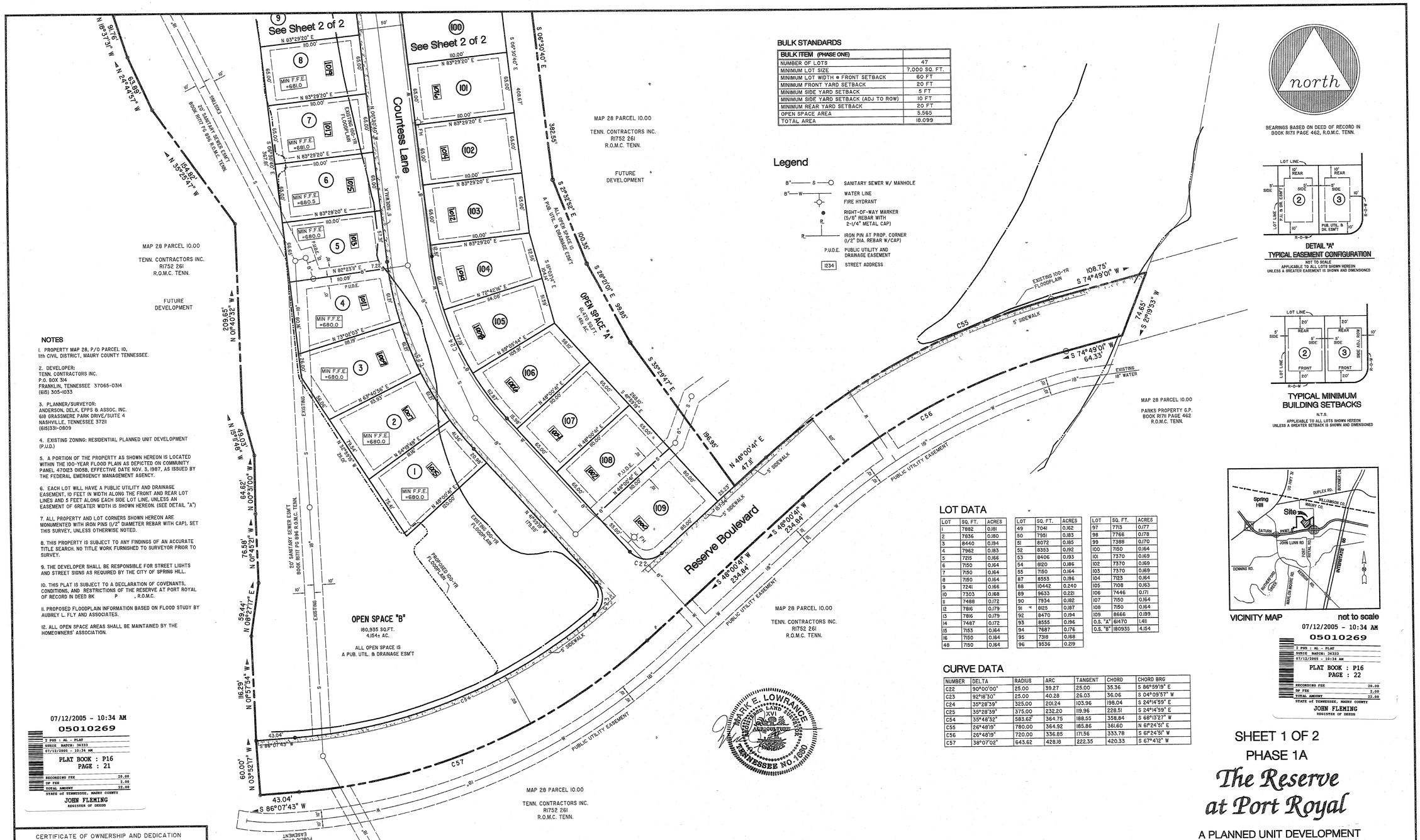
(COUNTY OF Williamson) SS: Tennessee

On this 17 day of July 2014, before me personally appeared John Ring, to me known, who, being by me first duly sworn, did depose and say that he resides in Tennessee; that he is the President of Tenn Contractors Inc the corporate seal affixed to said instrument is such corporate seal; that it was so affixed by order and authority of the Board of Directors of said corporation, and that he signed his name thereto by like order and authority.

Marcy L Eibel
INDIVIDUAL

9/29/14

MARCY L. EIBEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY



BULK STANDARDS

BULK ITEM (PHASE ONE)	
NUMBER OF LOTS	47
MINIMUM LOT SIZE	7,000 SQ. FT.
MINIMUM LOT WIDTH @ FRONT SETBACK	60 FT
MINIMUM FRONT YARD SETBACK	20 FT
MINIMUM SIDE YARD SETBACK	5 FT
MINIMUM SIDE YARD SETBACK (ADJ TO ROW)	10 FT
MINIMUM REAR YARD SETBACK	20 FT
OPEN SPACE AREA	5.565
TOTAL AREA	18.099

Legend

- 8" S — SANITARY SEWER W/ MANHOLE
- 8" W — WATER LINE
- FIRE HYDRANT
- RIGHT-OF-WAY MARKER (5/8" REBAR WITH 2-1/4" METAL CAP)
- IRON PIN AT PROP. CORNER (1/2" DIA. REBAR W/CAP)
- P.U.D.E. — PUBLIC UTILITY AND DRAINAGE EASEMENT
- 1234 — STREET ADDRESS

NOTES

1. PROPERTY MAP 28, P/O PARCEL 10, 11th CIVIL DISTRICT, MAURY COUNTY TENNESSEE.

2. DEVELOPER:
TENN. CONTRACTORS INC.
P.O. BOX 314
FRANKLIN, TENNESSEE 37065-0314
(615) 305-1033

3. PLANNER/SURVEYOR:
ANDERSON, DELK, EPPS & ASSOC. INC.
618 GRASSMERE PARK DRIVE/SUITE 4
NASHVILLE, TENNESSEE 37211
(615)331-0809

4. EXISTING ZONING: RESIDENTIAL PLANNED UNIT DEVELOPMENT (P.U.D.)

5. A PORTION OF THE PROPERTY AS SHOWN HEREON IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DEPICTED ON COMMUNITY PANEL 470123 0105B, EFFECTIVE DATE NOV. 3, 1987, AS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

6. EACH LOT WILL HAVE A PUBLIC UTILITY AND DRAINAGE EASEMENT, 10 FEET IN WIDTH ALONG THE FRONT AND REAR LOT LINES AND 5 FEET ALONG EACH SIDE LOT LINE, UNLESS AN EASEMENT OF GREATER WIDTH IS SHOWN HEREON. (SEE DETAIL "A")

7. ALL PROPERTY AND LOT CORNERS SHOWN HEREON ARE MONUMENTED WITH IRON PINS (1/2" DIAMETER REBAR WITH CAP), SET THIS SURVEY, UNLESS OTHERWISE NOTED.

8. THIS PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.

9. THE DEVELOPER SHALL BE RESPONSIBLE FOR STREET LIGHTS AND STREET SIGNS AS REQUIRED BY THE CITY OF SPRING HILL.

10. THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE RESERVE AT PORT ROYAL OF RECORD IN DEED BK P , R.O.M.C.

11. PROPOSED FLOODPLAIN INFORMATION BASED ON FLOOD STUDY BY AUBREY L. FLY AND ASSOCIATES.

12. ALL OPEN SPACE AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

BEARINGS BASED ON DEED OF RECORD IN BOOK RI711 PAGE 462, R.O.M.C. TENN.

DETAIL "A"
TYPICAL EASEMENT CONFIGURATION
NOT TO SCALE
APPLICABLE TO ALL LOTS SHOWN HEREON UNLESS A GREATER EASEMENT IS SHOWN AND DIMENSIONED

TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.
APPLICABLE TO ALL LOTS SHOWN HEREON UNLESS A GREATER SETBACK IS SHOWN AND DIMENSIONED

VICINITY MAP not to scale

07/12/2005 - 10:34 AM
05010269
2 PGS : AL - PLAT
SUSIE BATCH: 36333
07/12/2005 - 10:34 AM
PLAT BOOK : P16
PAGE : 22
RECORDING FEE 20.00
DP FEE 2.00
TOTAL AMOUNT 22.00
STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

LOT DATA

LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
1	7882	0.181	49	7041	0.162	97	7713	0.177
2	7836	0.180	50	7351	0.183	98	7766	0.178
3	8440	0.194	51	8072	0.185	99	7388	0.170
4	7962	0.183	52	8353	0.192	100	7150	0.164
5	7215	0.166	53	8406	0.193	101	7370	0.169
6	7150	0.164	54	8120	0.186	102	7370	0.169
7	7150	0.164	55	7150	0.164	103	7370	0.169
8	7150	0.164	87	8553	0.196	104	7123	0.164
9	7241	0.166	88	10442	0.240	105	7108	0.163
10	7303	0.168	89	9633	0.221	106	7446	0.171
11	7488	0.172	90	7934	0.182	107	7150	0.164
12	7816	0.179	91	8125	0.187	108	7150	0.164
13	7816	0.179	92	8470	0.194	109	8566	0.199
14	7487	0.172	93	8555	0.196	O.S. "A"	61470	1.411
15	7153	0.164	94	7687	0.176	O.S. "B"	180935	4.154
16	7150	0.164	95	7318	0.168			
48	7150	0.164	96	9536	0.219			

CURVE DATA

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C22	90°00'00"	25.00	39.27	25.00	35.36	S 86°59'19" E
C23	92°18'30"	25.00	40.28	26.03	36.06	S 04°09'57" W
C24	35°28'59"	325.00	201.24	103.96	198.04	S 24°14'59" E
C25	35°28'59"	375.00	232.20	119.96	228.51	S 24°14'59" E
C54	35°46'32"	583.62	364.75	188.55	358.84	S 68°13'27" W
C55	26°46'19"	780.00	364.92	185.86	361.60	N 61°24'51" E
C56	26°46'19"	720.00	336.85	171.56	333.78	S 61°24'51" W
C57	38°07'02"	643.62	428.18	222.35	420.33	S 67°41'12" W

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STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

SHEET 1 OF 2
PHASE 1A

The Reserve at Port Royal

A PLANNED UNIT DEVELOPMENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon as evidenced in Book No. RI757, page 261 , R.O.M.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.

Tenn. Contractors Inc. 7-11-05
Owner(s) Date
John Ring Fleming
Title
Owner(s) Date
Title

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby Certify that the Water System(s) outlined or indicated on the Final Subdivision Plat entitled :

PHASE IA, THE RESERVE AT PORT ROYAL

has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date : 7-8 .05

Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM

I hereby Certify that the Sewer System(s) outlined or indicated on the Final Subdivision Plat entitled :

PHASE IA, THE RESERVE AT PORT ROYAL

has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date : 7-8 .05

Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby Certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the Ratio of Precision is equal to or greater than 1 : 10,000.

6-27-05
Date
Mark Lowrance 1660
Registered Land Surveyor No.

MARK E. LOWRANCE
REGISTERED LAND SURVEYOR
AND LAND PLANNER XVI
TENNESSEE NO. 1660

CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS OR BOND POSTING

I Hereby Certify: (1) That all streets designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the City of Spring Hill, Tennessee, 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 7-8-05
Appropriate Governmental Representative

CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES

Street Names approved by Maury County Emergency Communications.

7-11-05
Authorized Approving Agent Date

CERTIFICATE OF APPROVAL FOR RECORDING

I Hereby Certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Spring Hill, Tennessee, 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 Williamson County Register.

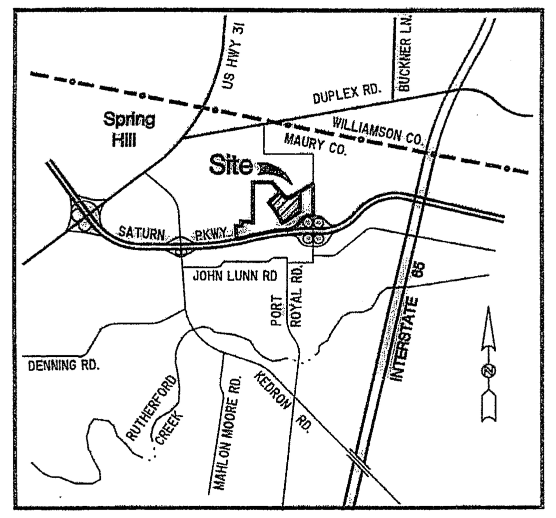
Date 7-11-05
Secretary, City of Spring Hill Planning Commission

FINAL SUBDIVISION PLAT

CITY of SPRING HILL PLANNING COMMISSION

TOTAL ACRES 18.099 TOTAL LOTS 47
ACRES ROADWAY 3.940 ACRES OPEN SPACE 5.565
OWNER TENN. CONTRACTORS INC. ZONING RESIDENTIAL P.U.D.
SURVEYOR ANDERSON, DELK, EPPS & ASSOC. DATE 04-05-05
SCALE: 1" = 50' 0 25 50 100 150

93-107



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STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

NOTES

1. PROPERTY MAP 28, P/O PARCEL 10, 11th CIVIL DISTRICT, MAURY COUNTY TENNESSEE.

2. DEVELOPER:
TENN. CONTRACTORS INC.
P.O. BOX 314
FRANKLIN, TENNESSEE 37065-0314
(615) 305-1033

3. PLANNER/SURVEYOR:
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(615)331-0809

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5. A PORTION OF THE PROPERTY AS SHOWN HEREON IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DEPICTED ON COMMUNITY PANEL 470123 0105B, EFFECTIVE DATE NOV. 3, 1987, AS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

6. EACH LOT WILL HAVE A PUBLIC UTILITY AND DRAINAGE EASEMENT, 10 FEET IN WIDTH ALONG THE FRONT AND REAR LOT LINES AND 5 FEET ALONG EACH SIDE LOT LINE, UNLESS AN EASEMENT OF GREATER WIDTH IS SHOWN HEREON. (SEE DETAIL "A")

7. ALL PROPERTY AND LOT CORNERS SHOWN HEREON ARE MONUMENTED WITH IRON PINS (1/2" DIAMETER REBAR WITH CAP), SET THIS SURVEY, UNLESS OTHERWISE NOTED.

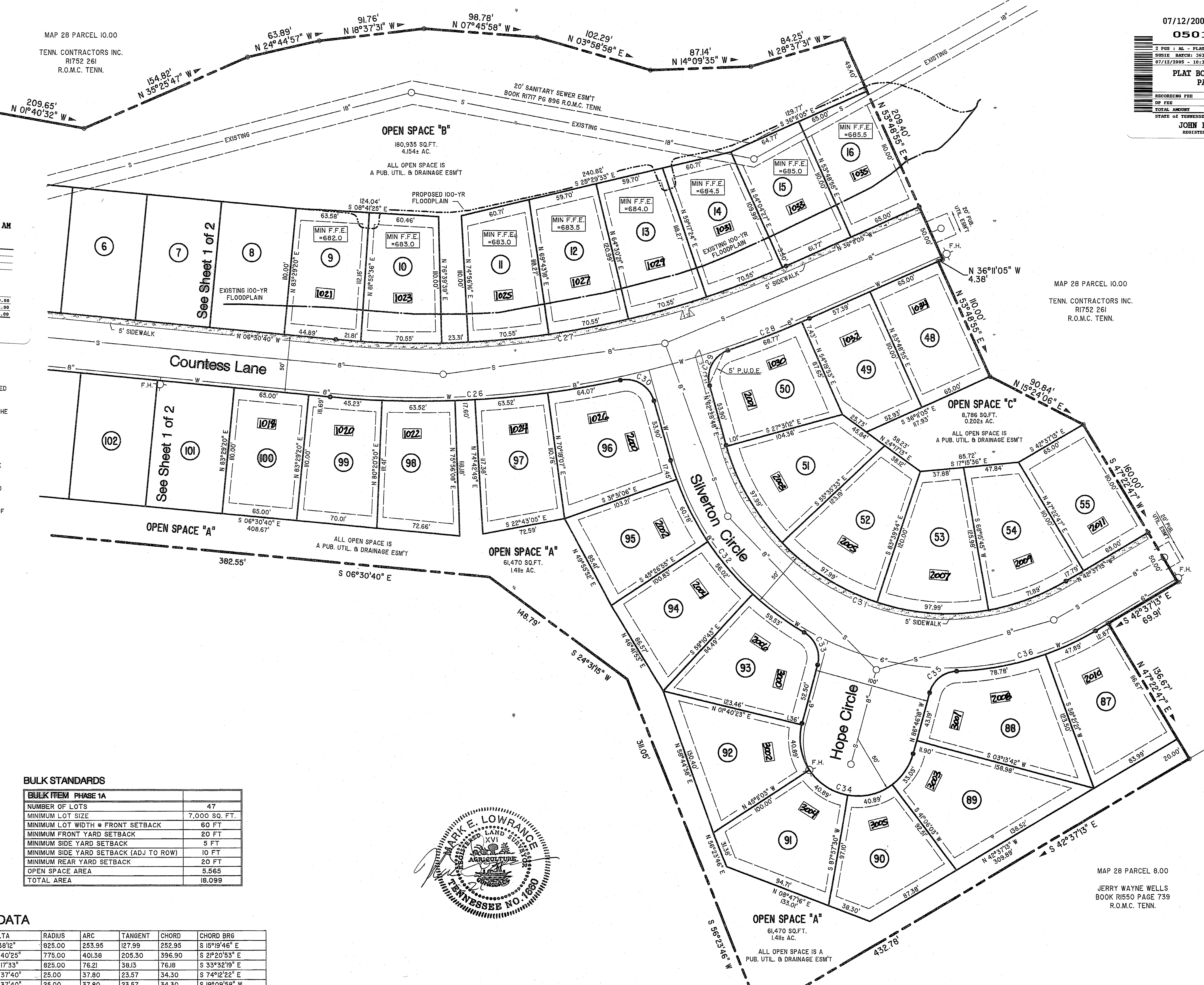
8. THIS PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.

9. THE DEVELOPER SHALL BE RESPONSIBLE FOR STREET LIGHTS AND STREET SIGNS AS REQUIRED BY THE CITY OF SPRING HILL.

10. THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE RESERVE AT PORT ROYAL OF RECORD IN DEED BK P , R.O.M.C.

11. PROPOSED FLOODPLAIN INFORMATION BASED ON FLOOD STUDY BY AUBREY L. FLY AND ASSOCIATES.

12. ALL OPEN SPACE AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.



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REGISTER OF DEEDS

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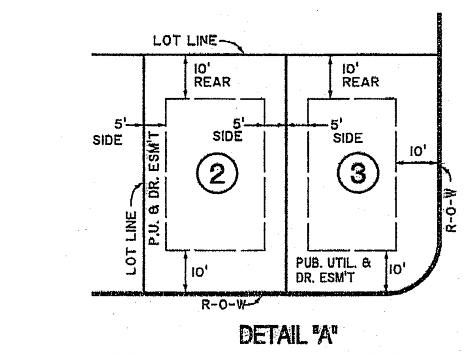
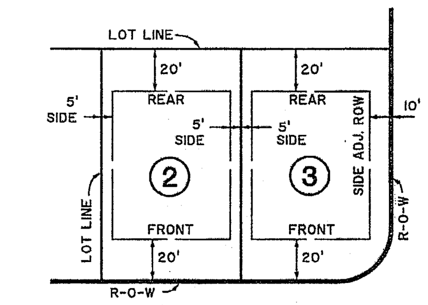


DETAIL "A"
TYPICAL EASEMENT CONFIGURATION
NOT TO SCALE
APPLICABLE TO ALL LOTS SHOWN HEREON
UNLESS A GREATER EASEMENT IS SHOWN AND DIMENSIONED



TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.
APPLICABLE TO ALL LOTS SHOWN HEREON
UNLESS A GREATER SETBACK IS SHOWN AND DIMENSIONED

LOT DATA

LOT	SQ. FT.	ACRES
1	7882	0.181
2	7836	0.180
3	8440	0.194
4	7962	0.183
5	7215	0.166
6	7150	0.164
7	7150	0.164
8	7150	0.164
9	7241	0.166
10	7303	0.168
11	7488	0.172
12	7816	0.179
13	7816	0.179
14	7487	0.172
15	7153	0.164
16	7150	0.164
48	7150	0.164

LOT	SQ. FT.	ACRES
49	7041	0.162
50	7951	0.183
51	8072	0.185
52	8353	0.192
53	8406	0.193
54	8120	0.186
55	7150	0.164
87	8553	0.196
88	10442	0.240
89	9633	0.221
90	7934	0.182
91	8125	0.187
92	8470	0.194
93	8555	0.196
94	7687	0.176
95	7318	0.168
96	9536	0.219

LOT	SQ. FT.	ACRES
97	7713	0.177
98	7766	0.178
99	7388	0.170
100	7150	0.164
101	7370	0.169
102	7370	0.169
103	7370	0.169
104	7123	0.164
105	7108	0.163
106	7446	0.171
107	7150	0.164
108	7150	0.164
109	8666	0.199
O.S. "A"	61470	1.411
O.S. "B"	180935	4.154

BULK STANDARDS

BULK ITEM PHASE 1A	
NUMBER OF LOTS	47
MINIMUM LOT SIZE	7,000 SQ. FT.
MINIMUM LOT WIDTH @ FRONT SETBACK	60 FT
MINIMUM FRONT YARD SETBACK	20 FT
MINIMUM SIDE YARD SETBACK	5 FT
MINIMUM SIDE YARD SETBACK (ADJ TO ROW)	10 FT
MINIMUM REAR YARD SETBACK	20 FT
OPEN SPACE AREA	5.565
TOTAL AREA	18.099

Legend

8"——S——○ SANITARY SEWER W/ MANHOLE
8"——W—— WATER LINE
FIRE HYDRANT
RIGHT-OF-WAY MARKER (5/8" REBAR WITH 2-1/4" METAL CAP)
IRON PIN AT PROP. CORNER (1/2" DIA. REBAR W/CAP)
P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
1234 STREET ADDRESS

CURVE DATA

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C26	17°38'12"	825.00	253.95	127.99	252.95	S 15°19'46" E
C27	29°40'25"	775.00	401.38	205.30	396.90	S 21°20'53" E
C28	05°17'33"	825.00	76.21	38.13	76.18	S 33°32'19" E
C29	86°37'40"	25.00	37.80	23.57	34.30	S 74°12'22" E
C30	86°37'40"	25.00	37.80	23.57	34.30	S 19°09'58" W
C31	105°06'01"	200.00	366.87	261.12	317.55	N 09°55'47" E
C32	44°24'41"	250.00	193.78	102.05	188.97	N 40°16'27" E
C33	75°09'35"	25.00	32.79	19.24	30.49	N 55°38'54" E
C34	180°00'00"	50.00	157.08	0.00	100.00	N 03°13'42" E
C35	73°10'56"	25.00	31.93	18.56	29.81	N 50°10'50" W
C36	29°01'51"	250.00	126.67	64.73	125.32	N 28°06'18" W

SHEET 2 OF 2
PHASE 1A

The Reserve at Port Royal

A PLANNED UNIT DEVELOPMENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon as evidenced in Book No. RI757, page 261, R.O.M.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.

Tenn. Contractors Inc. 7-11-05
Owner(s) Date
[signature]
Title

Owner(s) Date
Title

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby Certify that the Water System(s) outlined or indicated on the Final Subdivision Plat entitled :

PHASE 1A, THE RESERVE AT PORT ROYAL

has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date : 7-8 , 05
[signature]
Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM

I hereby Certify that the Sewer System(s) outlined or indicated on the Final Subdivision Plat entitled :

PHASE 1A, THE RESERVE AT PORT ROYAL

has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date : 7-8 , 05
[signature]
Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby Certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the Ratio of Precision is equal to or greater than 1 : 10,000.

6-27-05
Date
[signature] 1660
Registered Land Surveyor No.

CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS OR BOND POSTING

I Hereby Certify: (1) That all streets designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the City of Spring Hill, Tennessee, 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 7-8-05
Terrell White
Appropriate Governmental Representative

CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES

Street Names approved by Maury County Emergency Communications.

[signature] 7-11-05
Authorized Approving Agent Date

CERTIFICATE OF APPROVAL FOR RECORDING

I Hereby Certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Spring Hill, Tennessee, 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 Williamson County Register.

Date 7-11-05
Kenneth C. York
Secretary, City of Spring Hill Planning Commission

FINAL SUBDIVISION PLAT
CITY of SPRING HILL PLANNING COMMISSION

TOTAL ACRES 18.099 TOTAL LOTS 47
ACRES ROADWAY 3.940 ACRES OPEN SPACE 5.565
OWNER TENN. CONTRACTORS INC. ZONING RESIDENTIAL P.U.D.
SURVEYOR ANDERSON, DELK, EPPS & ASSOC. DATE 04-05-04
SCALE: 1" = 50' 0 25 50 100 150

93-107

RESOLUTION 16-05 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION RECOMMENDING ACCEPTANCE AND DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVMENTS SHOWN ON THE EXISTING PLAT FOR
THE RESERVE AT PORT ROYAL PHASE 2-A

WHEREAS, Tenn Contractors, Inc. has a recorded Final Plat for The Reserve at Port Royal Phase 2-A in Williamson County Plat Book P16, Page 175; and

WHEREAS, said Plat show Public Rights-of-Way proposed for dedication to the City of Spring Hill; and

WHEREAS, an Offer of Dedication, Deeds of Conveyance and a Maintenance Surety have been submitted pursuant to the Subdivision Regulations; and

WHEREAS, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the Road Rights-of-Way, the design intent has been achieved; and

WHEREAS, the developer is required under Article III, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

WHEREAS, the Planning Commission deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way and Public Improvement's be accepted and the same become a part of the Public Street system of the City of Spring Hill; and

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that dedication and acceptance of Road Rights-of Way and Public Improvement's within The Reserve at Port Royal Phase 2-A as shown on the recorded plat is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 11th day of January, 2016.

_____
Paul Downing, Chairman

_____
Dara Sanders, Secretary

CERTIFICATE OF SATISFACTORY COMPLETION

November 19, 2014

Tennessee Contractor, John Ring

The Reserve at Port Royal

Development Name: Tennessee Contractor, John Ring

Phase or Section of Construction: The Reserve at Port Royal Phase 1A,1B, 2A, 2B, 3 & 4, 2 C

Public Improvements: Water Lines, Sewer Lines, Storm Water Lines, Curbs, Street Lights, Sidewalks

Street signs will need be change to retro-reflective.

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, a Developer Agreement established a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

Jackie Glenn

City of Spring Hill Utility Inspector (signature)

JACKIE Glenn

Printed name:

Approved By:

Jeff Foster

Jeff Foster, Public Works Director

199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174

PHONE (931)486-2252 NASHVILLE LINE (615)248-6307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516

FORM FOR OFFER OF
IRREVOCABLE DEDICATION

AGREEMENT made this 17 day of July 2014, by and between the City of Spring Hill a municipal corporation, having its office and place of business at 199 Town Center Parkway, Spring Hill, Tennessee, hereinafter designated as the "City" and Tenn. Contractors, Inc., a S. Corporation, having its office and place of business at P.O. Box 314 Franklin, TN. 37065 hereinafter designated as the "developer".

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled The Reserve at Port Royal 2-A dated 11-04-05 and prepared by Anderson, Delk, Epps and Associ.

WHEREAS, said plat designates certain public improvements consisting of Roads, Right of Way, water lines, sewer lines, storm drain and sidewalks to be dedicated to the City of Spring Hill free and clear of all encumbrances and liens, pursuant to the requirements of the Spring Hill Planning Commission and the City; and

WHEREAS, the Developer, simultaneously herewith, shall post a performance surety with the City for the construction, maintenance, and dedication of said improvements, if required;

WHEREAS, the Developer is desirous of offering for dedication the said improvements and land to the City more particularly described in Schedule Plat attached hereto;

WHEREAS, the Developer has delivered Documents or Deeds of conveyance to the city for the said land and improvements as described herein;

NOW, THEREFORE, in consideration of the sum of one dollar ($1.00) lawful money of the United States paid by the City to the Developer and other good and valuable consideration, it is mutually **AGREED** as follows:

A. The Developer herewith delivers to the City Documents or Deeds of conveyance for the premises described in Schedule Plat attached hereto, said delivery being a formal offer of dedication to the City until the acceptance or rejection of such offer of dedication by the City.

B. The Developer agrees that said formal offer of Dedication is irrevocable and can be accepted by the City at any time.

C. The Developer agrees to complete the construction and maintenance of the land and improvements pursuant to the performance surety and the requirements of the Spring Hill Planning Commission and any ordinances, regulations, requirements, covenants, and agreements that may be imposed by the City with respect thereto and, upon acceptance by the City of the offer of dedication, furnish to the City a sworn statement certifying that the premises are free and clear of all liens and encumbrances and shall furnish to the City a check for all necessary fees and taxes to record the Documents heretofore delivered.

D. That this irrevocable offer of dedication shall run with land and shall be binding on all assigns, guarantees, successors, or heirs of the Developer.

E. The City by action of the Board of Mayor and Aldermen on the ____ day of _____, 20___, accepted the infrastructure as presented in the offer of dedication and directed the governmental representative to sign the offer of dedication on behalf of the City

Developer Company Name:

TENN. Contractors Inc.

7-17 20 14
Date

Developer Signature

(CORPORATE SEAL)

ATTEST: _____

FOR THE CITY OF SPRING HILL:

BY: _____
Signature

_____ 20_____

_____
Printed Name

ACKNOWLEDGEMENT:
COPARTNERSHIP

STATE OF TENNESSEE

(COUNTY OF_____) SS:_____

On this ___day _____ of 20____, before me personally appeared _____, to me known to be one of the firm _____, described in and who executed the foregoing instrument, and he thereupon acknowledged to me that he executed such instrument as and for the act and deed of said firm.

_____
CORPORATE

STATE OF TENNESSEE

(COUNTY OF Williamson) SS: Tennessee

On this 17 day of July 2014, before me personally appeared John Ring, to me known, who, being by me first duly sworn, did depose and say that he resides in Tennessee; that he is the President of Tenn Contractors Inc the corporate seal affixed to said instrument is such corporate seal; that it was so affixed by order and authority of the Board of Directors of said corporation, and that he signed his name thereto by like order and authority.

Marcy L Eibel
INDIVIDUAL 9/29/14

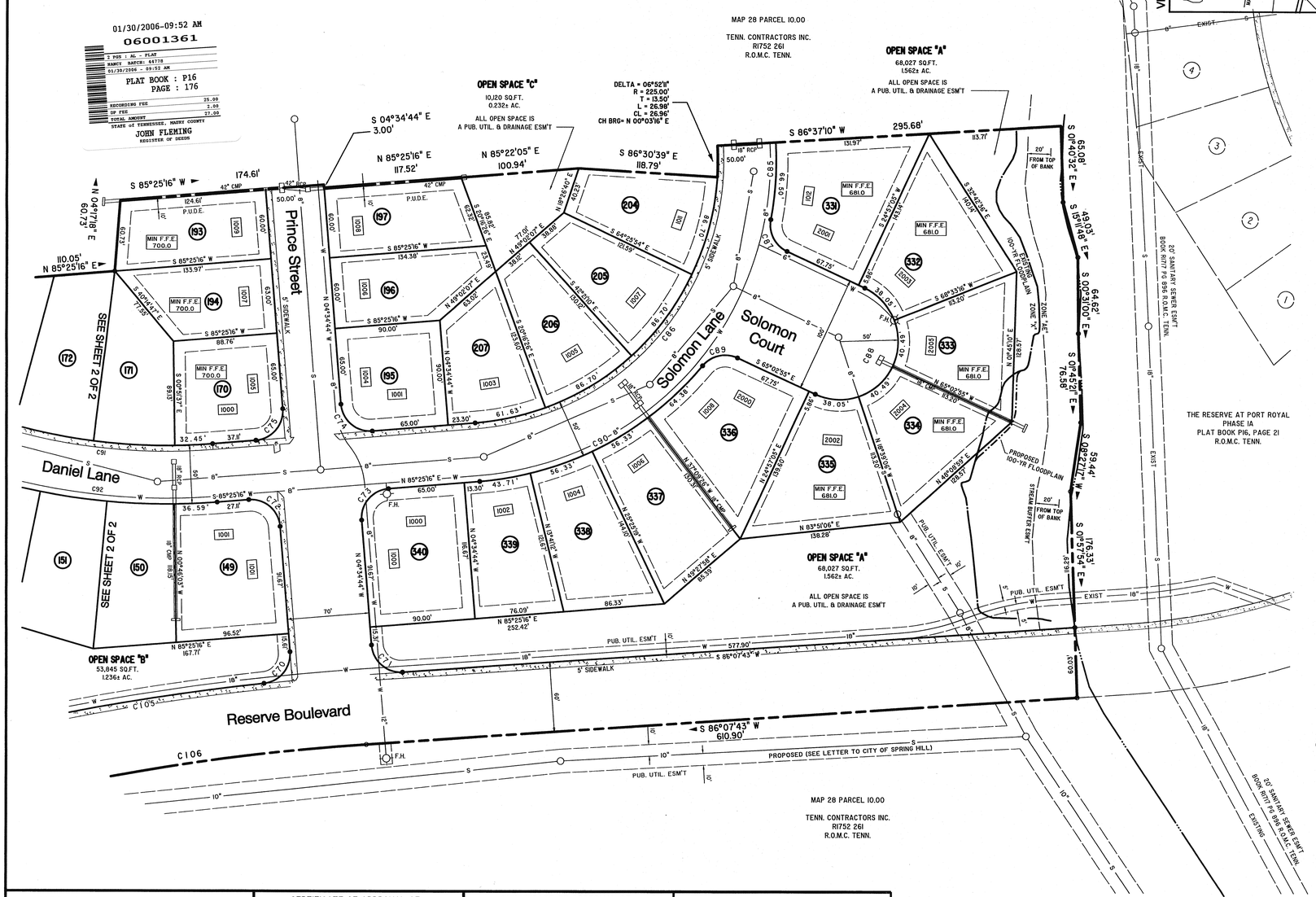
MARCY L. EIBEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

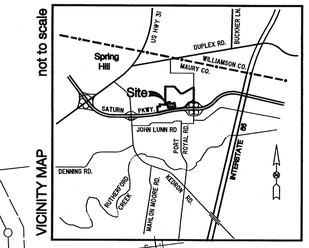
Legend

- 8" —S— SANITARY SEWER W/ MANHOLE
- 8" —W— WATER LINE
- FIRE HYDRANT
- RIGHT-OF-WAY MARKER (5/8" REBAR WITH 2-1/4" METAL CAP)
- IRON PIN AT PROP. CORNER (5/8" DIA. REBAR W/CAP)
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- 1234 STREET ADDRESS

BULK STANDARDS

BULK ITEM	PHASE ONE		PHASE 2A
	Estate Lots	Remaining Lots	
NUMBER OF LOTS	39	47	38
MINIMUM LOT SIZE	9,200 SQ. FT.	7,000 SQ. FT.	7,000 SQ. FT.
MINIMUM LOT WIDTH @ FRONT SETBACK	85 FT	60 FT	60 FT
MINIMUM FRONT YARD SETBACK	20 FT	20 FT	20 FT
MINIMUM SIDE YARD SETBACK	5 FT	5 FT	5 FT
MINIMUM SIDE YARD SETBACK (ADJ TO ROW)	10 FT	10 FT	10 FT
MINIMUM REAR YARD SETBACK	20 FT	20 FT	20 FT
OPEN SPACE AREA	8.887		2.912
TOTAL AREA	31.947		14.212





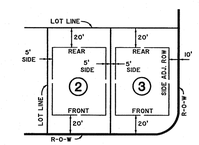
BEARINGS BASED ON DEED OF RECORD IN BOOK RI711 PAGE 462, R.O.M.C. TENN.

LOT DATA

LOT NO.	SQ. FT.	ACRES
149	10689	0.245
170	8106	0.186
193	7758	0.178
194	7016	0.161
195	7966	0.183
196	7424	0.170
197	7557	0.173
204	7690	0.177
205	7910	0.182
206	7946	0.182
207	7615	0.175
331	11582	0.266
332	10536	0.242
333	8631	0.198
334	8631	0.198
335	10327	0.237
336	11239	0.258
337	9529	0.219
338	9161	0.210
339	7838	0.180
340	10366	0.238

CURVE DATA

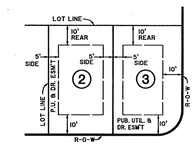
NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C70	88°18'08"	25.00	38.53	24.27	34.83	N 39°34'19" E
C71	89°17'32"	25.00	38.96	24.69	35.14	S 49°13'31" E
C72	90°00'00"	25.00	39.27	25.00	35.36	S 49°34'44" E
C73	90°00'00"	25.00	39.27	25.00	35.36	N 40°25'16" E
C74	90°00'00"	25.00	39.27	25.00	35.36	N 49°34'44" W
C75	90°00'00"	25.00	39.27	25.00	35.36	N 40°25'16" E
C78	05°09'13"	275.00	24.74	12.38	24.73	N 11°48'46" E
C85	13°51'15"	275.00	66.50	33.41	66.33	S 03°32'48" W
C86	88°48'05"	225.00	348.72	220.34	314.85	S 41°01'13" W
C87	75°37'21"	25.00	32.95	19.36	30.62	S 27°11'15" E
C88	180°00'00"	50.00	157.08	0.00	100.00	S 24°57'05" W
C89	75°37'21"	25.00	32.95	19.36	30.62	S 77°11'24" W
C90	45°59'32"	275.00	220.75	116.71	214.87	S 62°25'30" W
C91	67°34'40"	500.00	589.73	334.58	556.13	N 60°47'25" W
C92	52°38'26"	550.00	505.31	272.07	487.73	N 68°15'31" W
C105	12°13'01"	2000.00	426.45	214.04	425.64	N 77°36'53" E
C106	14°27'58"	1940.00	489.82	246.22	488.52	S 78°53'44" W



TYPICAL MINIMUM BUILDING SETBACKS

N.T.S.

APPLICABLE TO ALL LOTS SHOWN HEREON UNLESS A GREATER SETBACK IS SHOWN AND DIMENSIONED



DETAIL "A"

TYPICAL EASEMENT CONFIGURATION

NOT TO SCALE

APPLICABLE TO ALL LOTS SHOWN HEREON UNLESS A GREATER EASEMENT IS SHOWN AND DIMENSIONED

NOTES

1. PROPERTY MAP 28, P/O PARCEL 10, 11th CIVIL DISTRICT, MAURY COUNTY TENNESSEE.

2. DEVELOPER:
TENN. CONTRACTORS INC.
P.O. BOX 314
FRANKLIN, TENNESSEE 37065-0314
(615) 305-1033

3. PLANNER/SURVEYOR:
ANDERSON, DELK, EPPS & ASSOC. INC.
618 GRASSMERE PARK DRIVE/SUITE 4
NASHVILLE, TENNESSEE 37211
(615)331-0809

4. EXISTING ZONING: RESIDENTIAL PLANNED UNIT DEVELOPMENT (P.U.D.)

5. A PORTION OF THE PROPERTY AS SHOWN HEREON IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DEPICTED ON COMMUNITY PANEL 470213 0105B, EFFECTIVE DATE NOV. 3, 1987, AS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

6. EACH LOT WILL HAVE A PUBLIC UTILITY AND DRAINAGE EASEMENT, 10 FEET IN WIDTH ALONG THE FRONT AND REAR LOT LINES AND 5 FEET ALONG EACH SIDE LOT LINE, UNLESS AN EASEMENT OF GREATER WIDTH IS SHOWN HEREON. (SEE DETAIL "A")

7. ALL PROPERTY AND LOT CORNERS SHOWN HEREON ARE MONUMENTED WITH IRON PINS (1/2" DIAMETER REBAR WITH CAP), SET THIS SURVEY, UNLESS OTHERWISE NOTED.

8. THIS PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.

9. THE DEVELOPER SHALL BE RESPONSIBLE FOR STREET LIGHTS AND STREET SIGNS AS REQUIRED BY THE CITY OF SPRING HILL.

10. THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE RESERVE AT PORT ROYAL OF RECORD IN DEED BK ,P , R.O.M.C.

11. PROPOSED AND EXISTING FLOODPLAIN INFORMATION IS TAKEN FROM EXISTING F.E.M.A. FLOODMAPS AND A FLOOD STUDY BY AUBREY L. FLY AND ASSOCIATES.

12. ALL OPEN SPACE AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

13. NO DETENTION BASIN IS PROPOSED TO BE CONSTRUCTED WITH THIS PHASE.

01/30/2006-09:52 AM
06001361
I POS : AL - PLAT
NANCY BARCUS 44778
01/30/2006 - 09:52 AM
PLAT BOOK : P16
PAGE : 176
RECORDING FEE 25.00
DP FEE 2.00
TOTAL AMOUNT 27.00
STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

01/30/2006-09:52 AM
06001361
I POS : AL - PLAT
NANCY BARCUS 44778
01/30/2006 - 09:52 AM
PLAT BOOK : P16
PAGE : 175
RECORDING FEE 25.00
DP FEE 2.00
TOTAL AMOUNT 27.00
STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

MARK E. LOWRANCE REGISTERED LAND SURVEYOR XVI TENNESSEE NO. 1660

Sheet 1 of 2

PHASE 2A

The Reserve at Port Royal

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon as evidenced in Book No. RI752, page 261, R.O.M.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.

TENN. CONTRACTORS, INC.

Owner(s) Date 1-26-06

Title President

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby Certify that the Water System(s) outlined or indicated on the Final Subdivision Plat entitled :

PHASE 2A, THE RESERVE AT PORT ROYAL

has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date : 1-27 , 06

Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM

I hereby Certify that the Sewer System(s) outlined or indicated on the Final Subdivision Plat entitled :

PHASE 2A, THE RESERVE AT PORT ROYAL

has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date : 1-27-06

Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby Certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown heron; that this is a Category "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the Ratio of Precision is equal to or greater than 1 : 10,000.

Registered Land Surveyor 1660 No. 1-26-06 Date

CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS OR BOND POSTING

I Hereby Certify: (1) That all streets designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the City of Spring Hill, Tennessee, 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.

1-27-06

Date

Appropriate Governmental Representative

CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES

Street Names and addresses approved by Maury County 911.

1-30-06

Authorized Approving Agent Date

CERTIFICATE OF APPROVAL FOR RECORDING

I Hereby Certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Spring Hill, Tennessee, 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 Maury County.

1-27-06

Secretary, City of Spring Hill Planning Commission

FINAL SUBDIVISION PLAT

CITY of SPRING HILL PLANNING COMMISSION

TOTAL ACRES 14.212 TOTAL LOTS 38

ACRES ROADWAY 4.433 ACRES OPEN SPACE 2.912

OWNER Tenn. Contractors, Inc. ZONING RESIDENTIAL P.U.D.

SURVEYOR ANDERSON, DELK, EPPS & ASSOC. DATE 11-4-05

SCALE: 1" = 50' 0 25 50 100 150

93-107

north

BEARINGS BASED ON DEED OF RECORD IN BOOK RI78 PAGE 462, R.O.M.C. TENN.

LOT DATA

LOT NO.	SQ. FT.	ACRES
150	7822	0.180
151	7761	0.178
152	7313	0.168
153	7385	0.170
154	7486	0.172
155	7615	0.175
156	8280	0.190
157	11216	0.257
171	7305	0.168
172	8347	0.192
173	7389	0.170
174	7112	0.163
175	7594	0.174
176	7675	0.176
177	7621	0.175
178	7427	0.171
273	9962	0.229

NOTES

1. PROPERTY MAP 28, P/O PARCEL 10, 11th CIVIL DISTRICT, MAURY COUNTY TENNESSEE.

2. DEVELOPER:
TENN. CONTRACTORS INC.
P.O. BOX 314
FRANKLIN, TENNESSEE 37065-0314
(615) 305-1033

3. PLANNER/SURVEYOR:
ANDERSON, DELK, EPPS & ASSOC. INC.
618 GRASSMERE PARK DRIVE/SUITE 4
NASHVILLE, TENNESSEE 37211
(615)331-0809

4. EXISTING ZONING: RESIDENTIAL PLANNED UNIT DEVELOPMENT (P.U.D.)

5. A PORTION OF THE PROPERTY AS SHOWN HEREON IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DEPICTED ON COMMUNITY PANEL 470123 0105B, EFFECTIVE DATE NOV. 3, 1987, AS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

6. EACH LOT WILL HAVE A PUBLIC UTILITY AND DRAINAGE EASEMENT, 10 FEET IN WIDTH ALONG THE FRONT AND REAR LOT LINES AND 5 FEET ALONG EACH SIDE LOT LINE, UNLESS AN EASEMENT OF GREATER WIDTH IS SHOWN HEREON. (SEE DETAIL "A")

7. ALL PROPERTY AND LOT CORNERS SHOWN HEREON ARE MONUMENTED WITH IRON PINS (1/2" DIAMETER REBAR WITH CAP), SET THIS SURVEY, UNLESS OTHERWISE NOTED.

8. THIS PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.

9. THE DEVELOPER SHALL BE RESPONSIBLE FOR STREET LIGHTS AND STREET SIGNS AS REQUIRED BY THE CITY OF SPRING HILL.

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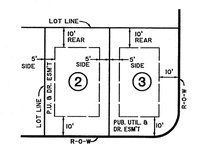
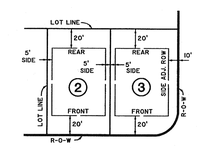
11. PROPOSED AND EXISTING FLOODPLAIN INFORMATION IS TAKEN FROM EXISTING F.E.M.A. FLOODMAPS AND A FLOOD STUDY BY AUBREY L. FLY AND ASSOCIATES.

12. ALL OPEN SPACE AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

13. NO DETENTION BASIN IS PROPOSED TO BE CONSTRUCTED WITH THIS PHASE.



DETAIL "A"
TYPICAL EASEMENT CONFIGURATION
NOT TO SCALE
APPLICABLE TO ALL LOTS SHOWN HEREON UNLESS A GREATER EASEMENT IS SHOWN AND DIMENSIONED



TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.
APPLICABLE TO ALL LOTS SHOWN HEREON UNLESS A GREATER SETBACK IS SHOWN AND DIMENSIONED

01/30/2006-09:52 AM
06001361
2 POS : AL - PLAT
NANCY BARCH: 44778
01/30/2006 - 09:52 AM
PLAT BOOK : P16
PAGE : 176

RECORDING FEE	25.00
DP FEE	2.00
TOTAL AMOUNT	27.00

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

01/30/2006-09:52 AM
06001361
2 POS : AL - PLAT
NANCY BARCH: 44778
01/30/2006 - 09:52 AM
PLAT BOOK : P16
PAGE : 175

RECORDING FEE	25.00
DP FEE	2.00
TOTAL AMOUNT	27.00

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

CURVE DATA

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C91	67°34'40"	500.00	589.73	334.58	556.13	N 60°47'25" W
C92	52°38'26"	550.00	505.31	272.07	487.73	N 68°15'31" W
C93	85°00'41"	25.00	37.09	22.91	33.78	S 84°26'39" E
C94	85°00'41"	25.00	37.09	22.91	33.78	S 10°32'40" W
C95	06°39'04"	550.00	63.85	31.96	63.81	N 28°38'09" W
C96	22°32'21"	250.00	98.35	49.82	97.71	N 64°19'11" E
C97	18°07'45"	300.00	94.92	47.86	94.53	S 74°05'59" E
C98	81°09'00"	25.00	35.41	21.41	32.52	S 42°35'22" E
C99	81°09'00"	25.00	35.41	21.41	32.52	N 38°33'39" E
C100	22°32'21"	300.00	118.02	59.78	117.26	N 64°19'11" E
C101	41°24'35"	50.00	36.14	18.90	35.36	S 18°41'26" W
C102	41°24'35"	50.00	36.14	18.90	35.36	S 22°43'09" E
C103	262°49'09"	50.00	229.35	-56.69	75.00	N 87°59'09" E
C104	01°41'28"	500.00	14.76	7.38	14.76	N 26°09'21" W
C105	12°13'01"	2000.00	426.45	214.04	425.64	N 77°36'53" E
C106	14°27'58"	1940.00	489.82	246.22	488.52	S 78°53'44" W

Legend

8"—S—○	SANITARY SEWER W/ MANHOLE
8"—W—	WATER LINE
	FIRE HYDRANT
	RIGHT-OF-WAY MARKER (5/8" REBAR WITH 2-1/4" METAL CAP)
R	IRON PIN AT PROP. CORNER (5/8" DIA. REBAR W/CAP)
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
1234	STREET ADDRESS

CHARLES E. LOWRANCE
REGISTERED LAND SURVEYOR
No. 1680
TENNESSEE

Sheet 2 of 2

PHASE 2A

The Reserve at Port Royal

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon as evidenced in Book No. RI752, page 261, R.O.M.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.

TENN. CONTRACTORS, INC.

Owner(s) Date 1-26-06

Title President

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby Certify that the Water System(s) outlined or indicated on the Final Subdivision Plat entitled :

PHASE 2A, THE RESERVE AT PORT ROYAL

has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date : 1-27 , 06

Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM

I hereby Certify that the Sewer System(s) outlined or indicated on the Final Subdivision Plat entitled :

PHASE 2A, THE RESERVE AT PORT ROYAL

has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date : 1-27-06

Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby Certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the Ratio of Precision is equal to or greater than 1 : 10,000.

1680 1-26-06

Registered Land Surveyor No. Date

CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS OR BOND POSTING

I Hereby Certify: (1) That all streets designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the City of Spring Hill, Tennessee, 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.

1-27-06

Date

Appropriate Governmental Representative

CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES

Street Names and addresses approved by Maury County 911.

1-30-06

Authorized Approving Agent Date

CERTIFICATE OF APPROVAL FOR RECORDING

I Hereby Certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Spring Hill, Tennessee, 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 Maury County.

1-27-06

Secretary, City of Spring Hill Planning Commission

FINAL SUBDIVISION PLAT

CITY of SPRING HILL PLANNING COMMISSION

TOTAL ACRES 14.212 TOTAL LOTS 38

ACRES ROADWAY 4.433 ACRES OPEN SPACE 2.912

OWNER Tenn. Contractors, Inc. ZONING RESIDENTIAL P.U.D.

SURVEYOR ANDERSON, DELK, EPPS & ASSOC. DATE 11-4-05

SCALE: 1" = 50' 0 25 50 100 150

93-107

Spring Hill Planning Commission Meeting

TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: January 11, 2016
SUBJECT: ADM 109-2015 (Grand Reserve)

ADM 109-2015: Submitted by Juston Trimback for property located at 3085 Commonwealth. The property is an R-2 PUD (Planned Unit Development) and contains 31.04 acres. The applicant request a minor modification of the approved Site Plan known as Grand Reserve at Williams Park 2.

Property description and history: This property is located northwest of the intersection of Port Royal Road and Commonwealth Drive and is part of the Williams Park II Planned Unit Development.

In 2013, the Planning Commission approved a site plan application for the development of 288 multi-family dwelling units. Construction has been completed in accordance with the Planning Commission's approval.

Request: The applicant has submitted a request to modify the development plan to include a "mini clubhouse", a pavilion, and a playground area. The applicant has submitted specifications for the proposed commercial grade playground equipment, which is included in this packet, and the proposed design of the mini clubhouse and pavilion.

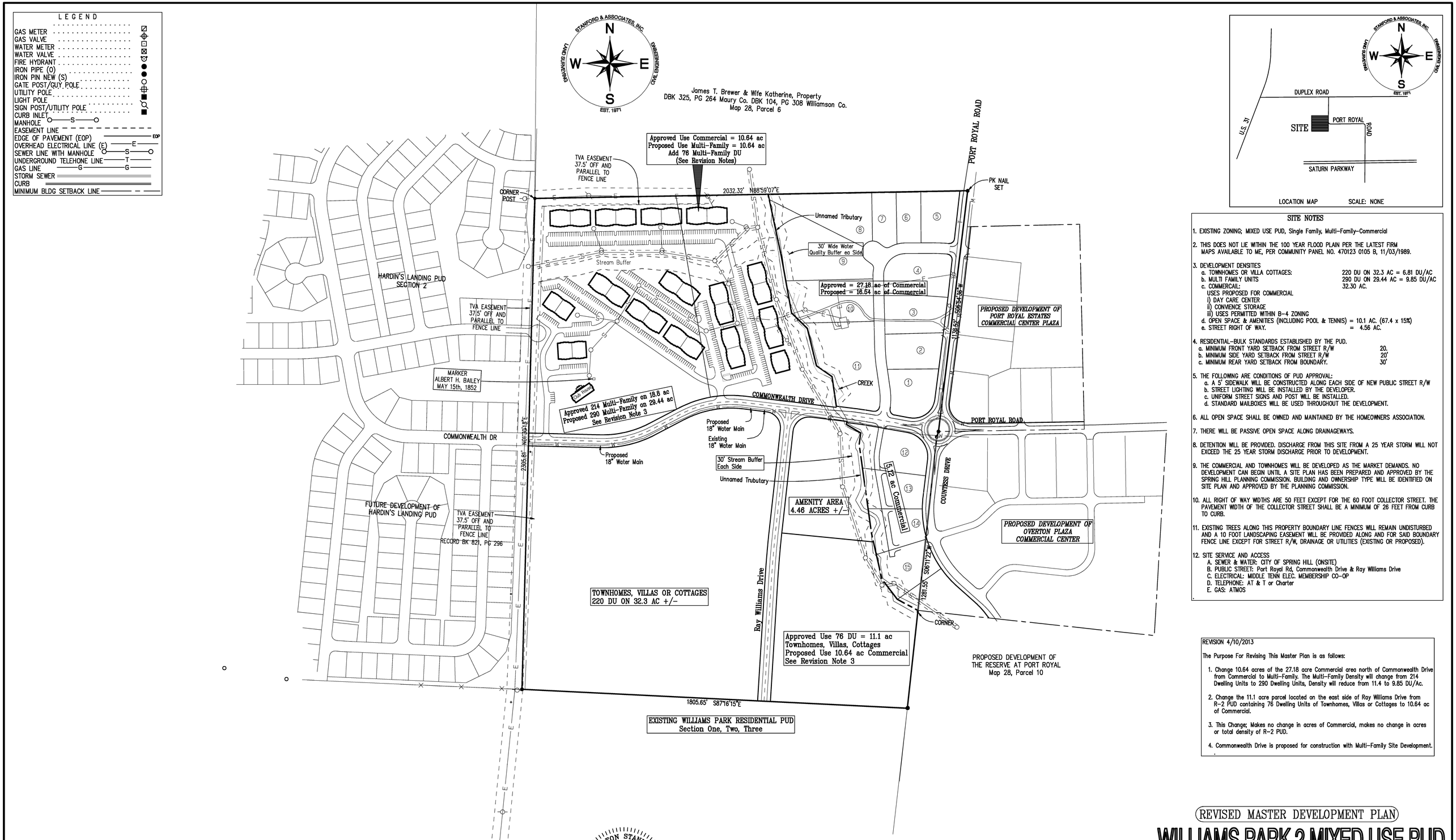
Engineering: The City Engineer has submitted the following comments –

1. The connection of the 2-inch water service line to the proposed Mini Clubhouse needs to be relocated to connect to the existing 8-inch water main not the fire hydrant.
2. Show the existing 8-inch water main on the site plan where the 2-inch water service line to the proposed Mini Clubhouse is to be connected.
3. The proposed playground needs to be relocated so that it is not over the top of the existing sanitary sewer.
4. Provide a layout plan showing the proposed location of the play equipment items to be installed.

Discussion: Pursuant Article X, Provisions Governing Planned Unit Development District, Section 1.4, designs proposed by an applicant are not literally in accord with the Planned Unit Development, but the Board of Mayor and Aldermen find that the public purposes are satisfied to an equivalent or greater degree, they may approve a modification to the plan; therefore, staff has required a modification application to be submitted for Planning Commission review and recommendation to the Board of Mayor and Aldermen with regard to the modification of the Williams Park II Planned Unit Development.

Recommendation: Staff recommends forwarding the request to the Board of Mayor and Aldermen with a recommendation for approval, subject to the following revision:

1. Prior to being placed on a BOMA agenda, the applicant shall make the necessary revisions as outlined by the City Engineer.



SITE NOTES

1. EXISTING ZONING; MIXED USE PUD, Single Family, Multi-Family-Commercial

2. THIS DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN PER THE LATEST FIRM MAPS AVAILABLE TO ME, PER COMMUNITY PANEL NO. 470123 0105 B, 11/03/1989.

3. DEVELOPMENT DENSITIES
   a. TOWNHOMES OR VILLA COTTAGES: 220 DU ON 32.3 AC = 6.81 DU/AC
   b. MULTI FAMILY UNITS 290 DU ON 29.44 AC = 9.85 DU/AC
   c. COMMERCAIL: 32.30 AC.
      USES PROPOSED FOR COMMERCIAL
      i) DAY CARE CENTER
      ii) CONVENCE STORAGE
      iii) USES PERMITTED WITHIN B-4 ZONING
   d. OPEN SPACE & AMENITIES (INCLUDING POOL & TENNIS) = 10.1 AC. (67.4 x 15%)
   e. STREET RIGHT OF WAY. = 4.56 AC.

4. RESIDENTIAL-BULK STANDARDS ESTABLISHED BY THE PUD.
   a. MINIMUM FRONT YARD SETBACK FROM STREET R/W 20.
   b. MINIMUM SIDE YARD SETBACK FROM STREET R/W 20'
   c. MINIMUM REAR YARD SETBACK FROM BOUNDARY. 30'

5. THE FOLLOWING ARE CONDITIONS OF PUD APPROVAL:
   a. A 5' SIDEWALK WILL BE CONSTRUCTED ALONG EACH SIDE OF NEW PUBLIC STREET R/W
   b. STREET LIGHTING WILL BE INSTALLED BY THE DEVELOPER.
   c. UNIFORM STREET SIGNS AND POST WILL BE INSTALLED.
   d. STANDARD MAILBOXES WILL BE USED THROUGHOUT THE DEVELOPMENT.

6. ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

7. THERE WILL BE PASSIVE OPEN SPACE ALONG DRAINAGEWAYS.

8. DETENTION WILL BE PROVIDED. DISCHARGE FROM THIS SITE FROM A 25 YEAR STORM WILL NOT EXCEED THE 25 YEAR STORM DISCHARGE PRIOR TO DEVELOPMENT.

9. THE COMMERCIAL AND TOWNHOMES WILL BE DEVELOPED AS THE MARKET DEMANDS. NO DEVELOPMENT CAN BEGIN UNTIL A SITE PLAN HAS BEEN PREPARED AND APPROVED BY THE SPRING HILL PLANNING COMMISSION. BUILDING AND OWNERSHIP TYPE WILL BE IDENTIFIED ON SITE PLAN AND APPROVED BY THE PLANNING COMMISSION.

10. ALL RIGHT OF WAY WIDTHS ARE 50 FEET EXCEPT FOR THE 60 FOOT COLLECTOR STREET. THE PAVEMENT WIDTH OF THE COLLECTOR STREET SHALL BE A MINIMUM OF 26 FEET FROM CURB TO CURB.

11. EXISTING TREES ALONG THIS PROPERTY BOUNDARY LINE FENCES WILL REMAIN UNDISTURBED AND A 10 FOOT LANDSCAPING EASEMENT WILL BE PROVIDED ALONG AND FOR SAID BOUNDARY FENCE LINE EXCEPT FOR STREET R/W, DRAINAGE OR UTILITIES (EXISTING OR PROPOSED).

12. SITE SERVICE AND ACCESS
    A. SEWER & WATER: CITY OF SPRING HILL (ONSITE)
    B. PUBLIC STREET: Port Royal Rd, Commonwealth Drive & Ray Williams Drive
    C. ELECTRICAL: MIDDLE TENN ELEC. MEMBERSHIP CO-OP
    D. TELEPHONE: AT & T or Charter
    E. GAS: ATMOS

REVISION 4/10/2013

The Purpose For Revising This Master Plan is as follows:

1. Change 10.64 acres of the 27.18 acre Commercial area north of Commonwealth Drive from Commercial to Multi-Family. The Multi-Family Density will change from 214 Dwelling Units to 290 Dwelling Units, Density will reduce from 11.4 to 9.85 DU/Ac.

2. Change the 11.1 acre parcel located on the east side of Ray Williams Drive from R-2 PUD containing 76 Dwelling Units of Townhomes, Villas or Cottages to 10.64 ac of Commercial.

3. This Change; Makes no change in acres of Commercial, makes no change in acres or total density of R-2 PUD.

4. Commonwealth Drive is proposed for construction with Multi-Family Site Development.

REVISED MASTER DEVELOPMENT PLAN

WILLIAMS PARK 2 MIXED USE PUD

OWNER
John Maher Builders, Inc.
P.O. Box 681727
Franklin, TN 37068-1727
Ph: 615-599-0222

CIVIL ENGINEER & SURVEYOR
Stanford & Assoc., Inc.
410 McLemore Avenue
Spring Hill, TN 37174
Ph: 931-486-2441

TOTAL AREA = 104.26 acres
Zoned: Mixed Use PUD
City of Spring Hill, State of Tennessee
8th Civil District of Maury County
Part of Property of Record in
Deed Book R1591, Page 851
Property Map 28, Portion of Parcel 5.02
Date: 04/08/2013; Scale: 1" = 200'

662-88968

Hammill Recreation

This play equipment is recommended for children ages:
2-5 or 5-12

Minimum Area Required:
49'-11" X 65'-0"

Scale: NTS
This drawing can be scaled only when in an 11" x 17" format

Drawn By:
Carlos Varnell

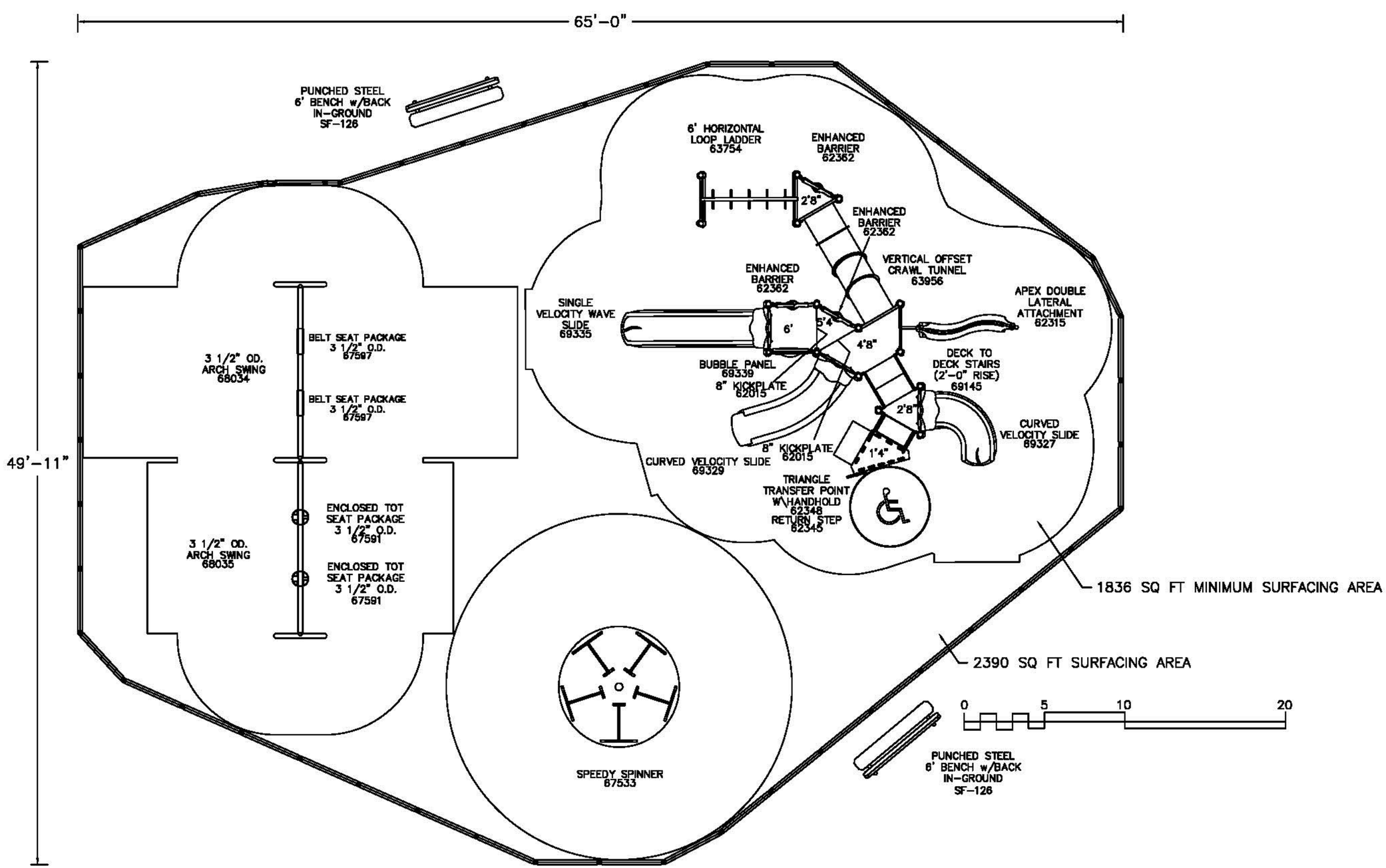
Quote Number:
662-88968

play&park structures
A PLAYCORE Company
401 Chestnut St., Ste. 410
Chattanooga, TN 37402
800-727-1907 / www.playandpark.com

Total Play Components	12			User Capacity
Elevated Play Components	7			45-50
Elevated Play Components Accessible by Ramp	0	Req.	0	Critical Fall Height
Elevated Components Accessible by Transfer	7	Req.	4	8'-0"
Accessible Ground Level Components Shown	5	Req.	2	
Different Types of Ground Level Components	2	Req.	2	

ISO 9001 CERTIFIED

DURAmax PLAY SYSTEMS



It is the manufacturer's opinion that the structure shown herein complies with current ada standards concerning accessibility if used with proper accessible surfacing and together with other necessary ground level play equipment.
IMPORTANT: Never install play equipment over hard, unresilient surfaces such as asphalt, concrete, or compacted earth. It is the owner's responsibility to ensure the "minimum area required" contains an appropriate amount of resilient material to cushion accidental falls.

Spring Hill Planning Commission Regular Meeting

TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: January 11, 2016
SUBJECT: NCP 126-2015 (2411 Depot Street)

NCP 126-2015: Submitted by Mark Sawyer, RLS for property located at 2411 Depot Street. The property is zoned R-4 and contains approximately 10.83 acres. The applicant request approval for a neighborhood concept plan for 40 residential lots.

Property description: This property is located north of the intersection of Beechcroft Road and Depot Street. In October of 2015, the Board of Mayor and Aldermen rezoned the property from B-3, Intermediate Business, to R-4, High Density, for the purpose of future single-family detached development.

Request: The applicant requests approval of a Neighborhood Concept Plan (NCP) for 40 single-family residential lots.

The NCP is a new application type established by the Board of Mayor and Aldermen to replace the Sketch Plat application. When a residential property, containing 20 lots or more, is to be subdivided and requires Preliminary Plat approval, the applicant is required to first be processed as the NCP, which shows generally the location of a lot lines and the extension of streets and utility infrastructure.

Streets and sidewalk: The applicant proposes to extend one public street from Depot Street (collector) through the subject property to end at the eastern property boundary. Depot Street is constructed as a two-lane street with approximately 20 feet of pavement and open ditch. Street improvements to Depot Street have not been proposed.

Upon receipt of this application, staff evaluated and questioned the potential for the extension of this street, as the adjacent vacant property is planned to be part of the Autumn Ridge neighborhood. Staff has included in this packet the applicable area of the Autumn Ridge Master Plan with the subject property outlined in red. As indicated in this exhibit, the undeveloped area of Autumn Ridge could be modified slightly to accommodate the connection.

During the staff review meeting, staff asked the applicant to study the existing and planned street network to the east and submit an analysis or exhibit illustrating the way in which this street will extend past the property boundary. The applicant has not provided this information.

Bulk and area requirements: Based on the information provided on the plat, it appears that the proposal has the ability to meet the minimum bulk and area requirements of the underlying R-4, High Density, zoning district. Minor adjustments to lot width may be required and easily accommodated at the time of preliminary plat.

Discussion: The Board of Mayor and Aldermen have decided that determination of street location and future connectivity is the primary purpose for the requirement of the Neighborhood Concept Plan to remain in the subdivision process. Achieving a complete and connected street network is an adopted policy of the Planning Commission and Board of Mayor and Aldermen with the Major Thoroughfare Plan and Spring Hill Rising 2040.

This application has failed to provide information related to the future extension and connection of the proposed street to be constructed. Because of the City's policy for achieving a completed and connected street network, and because of the increasing vehicular traffic and limited capacity of Depot Street, staff is not in favor of creating another cul-de-sac development that will depend solely on a 20'-wide street for immediate and future access.

Recommendation: Finding that the application has failed to provide information related to the future extension and connection of the proposed street, staff recommends deferral of NCP 126-2016 to the next work session meeting in order to allow the applicant time to provide this information.

DEPOT STREET
RUBEN ROAD
RUBEN'S LANDING
PLAT BK P13, PG 323
R.O.M.C. TENN.
ALICE DRIVE
E.G. DEVELOPMENT
DEED BOOK R1678, PAGE 439, R.O.M.C.
ROBERT J. RUSSELL, JR.
ANN C. RUSSELL
DEED BOOK 711, PAGE 158, R.O.M.C.
SUBDIVISION UNDER CONSTRUCTION
APPROXIMATE LOCATION OF COUNTY LINE
DETENTION AREA
ROBERT J. RUSSELL, JR.
ANN C. RUSSELL
DEED BOOK 473, PAGE 251, R.O.M.C.
MAURY COUNTY
WILLIAMSON COUNTY
LANCASTER DRIVE
KINCAID STREET
KINLAN SUBDIVISION
PLAT BOOK 8 PAGE 5
R.O.M.C. TENN.
GLEN H. HOPKINS
DEED BOOK R1436 PAGE 94
R.O.M.C. TENN.
OLD MILITARY LANE
WITT HILL DRIVE
OPEN SPACE

Spring Hill Planning Commission Regular Meeting

TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: January 11, 2016
SUBJECT: STP 124-2015 (Culver's)

STP 124-2015: Submitted by Acorn Developments, LLC. for property located at 3016 Belshire Village Drive. The property is zoned B-4 (Central Business District) and contains approximately 1.56 acres. The applicate requests site plan approval for a restaurant containing 4,330 square feet and associated parking.

Property description: This undeveloped property is located between Belshire Village Drive and Main Street. The property to the north is developed for automobile maintenance and service, and the property to the south is developed for a carwash.

Request: The applicant requests site plan approval for a drive-thru restaurant and 63 parking spaces.

Streets and sidewalk: Belshire Village Drive is designated as a collector street, and Main Street is designated as an arterial street. Additional right-of-way is required to be dedicated for a total of 37.5 feet from centerline for Belshire Village Drive and 47.5 feet from centerline for Main Street. The applicant shall be required to extend a sidewalk along the development's frontage onto Crossings Circle.

Access: The applicant proposes on curb cut onto Belshire Village Drive at the northwest corner of the building. The properties to the north and south have not been designed or developed to accommodate cross access; however, future provisions for cross access could be accommodated along the north property line (preferably near the north east corner) in the form of an easement, should the Planning Commission find it necessary.

Parking: Based on the information provided by the applicant, the zoning ordinance requires 32 parking spaces. The applicant proposes to provide 63 parking spaces. Based on the required number of parking spaces, the applicant is also required to install one (1) bike rack. While the specifications for the bike rack have been provided, the anchoring and installation details have not been provided. Because installation of the required bike rack is simple and straightforward, staff has recommended a condition that would require the applicant to obtain administrative approval of the bike rack anchoring and installation, pursuant to the requirements of the zoning ordinance, prior to the issuance of a building permit.

Building design: The applicant proposes a one-story building constructed with stone, cement board siding, glass and EIFS. Staff finds that the EIFS percentage proposed is below the maximum 20% application permitted by the Design Review Guidelines. The "front" elevation is oriented toward Belshire Village Drive, while the "rear" elevation is visible from Main Street.

Landscaping and open space: Staff finds that the application meets the City's site and parking lot landscaping requirements.

Design standards: Staff finds the application to be in compliance with the Commercial and Industrial Design Standards –

19.1(1) The proposal meets the minimum impervious surface area requirement of 15% and parking lot landscaping area of 10%.

19.1(2) The proposed building is setback from Belshire Village Drive and Main Street similarly to those on adjacent and nearby properties.

19.1(3) Staff finds that large, unbroken expanses of paving between the street and building are not proposed.

19.1(4) The applicant proposes on curb cut onto Belshire Village Drive at the northwest corner of the building. The properties to the north and south have not been designed or developed to accommodate cross access; however, future provisions for cross access could be accommodated along the north property line (preferably near the north east corner, as illustrated in the attached exhibit) in the form of an easement, should the Planning Commission find it necessary. Staff has included a condition requiring dedication of a public access easement in the event that the Planning Commission finds in favor.

19.1(5). The applicant does not propose to install a detention pond on the property.

19.1(6). The applicant proposes a one-story building constructed with stone, cement board siding, glass and EIFS.

19.1(7). The main entrance of the building is facing and visible from Belshire Village Drive.

19.1(8). The proposed parking lot landscaping plan meets the City's requirements.

19.1(9). The proposed roof is not visible by the public.

Design Review Guidelines: "These Design Guidelines present general design priorities that can be adapted to individual circumstances of site and building design. Not every case and circumstance can be anticipated, nor is the goal to prescribe the design of every development in Spring Hill. It is anticipated that property owners and developers will be able to build on these principles and create unique, livable, and viable projects that meet the community's vision. Through the successful implementation of the Design Review process and guidelines, the City of Spring Hill intends to secure its unique character and authentic sense of place."

Section 2, Building Design and Architectural Character. The general building design guidelines are intended to protect the integrity and enhance the value of the City's existing neighborhoods by articulating to the development community those design values and preferences that the City has determined will result in a high quality built environment, while maintaining the community's uniqueness and an authentic sense of place. In order to achieve that intent, the guidelines encourage high quality and durable materials and address primary and secondary building materials for exterior wall surfaces.

The applicant purposes a one-story building constructed with stone, cement board siding, glass and EIFS. The Design Review Guidelines identify appropriate primary building materials, such as brick, stone, tile, marble, limestone, glass and glazing, wood, and Hardi-Plank or similar synthetic material (such as the proposed cement board siding) to resemble natural materials. Secondary materials are considered those not listed in the primary materials and specifically identify EIFS, and the maximum percentage of secondary materials applied to the front and sides of a building is 20%. The Guidelines also address compatibility with the surrounding development, specifically that a consistent architectural style or theme should be used throughout a commercial center.

While staff finds that the proposal meets the minimum criteria of the design review guidelines, improvements to the east façade ("rear" visible from Main Street) could be improved to include additional articulation, such as faux window applications with awnings above, similarly to the "front" façade. Staff has included an exhibit indicating generally how this minor modification could impact the visual aesthetic of this wall.

Section 3, Landscaping and Screening. There are no trees on the site to preserve. Based on staff's review, the application complies with the City's landscaping and screening requirements.

Section 4, Site Design and Site Elements. The applicant has provided for pedestrian circulation to and within the site.

Recommendation: Staff recommends approval of STP 124-2015, subject to the following condition of approval:

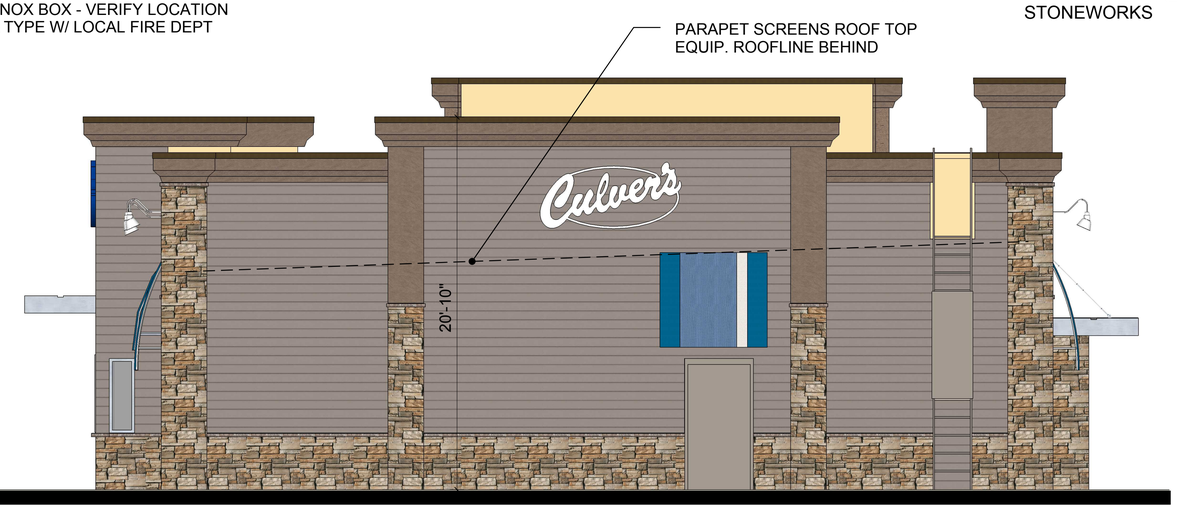
1. *Design Review Commission determination of compliance with the Design Review Guidelines.* Staff recommends approval, finding that the proposed building design meets the minimum criteria and the intent of the design review guidelines, subject to a minor modification to the articulation of the east façade (facing Main Street) as represented in this staff report.

2. The applicant shall dedicate right-of-way for Main Street and Belshire Village Drive in the amounts of 47.5 feet from centerline and 37.5 feet from centerline, respectively.
3. Belshire Village Drive shall be improved to include a 5' public sidewalk.
4. The applicant shall dedicate a public access easement for the purpose of future cross access and interconnectivity, as indicated on the attached exhibit.
5. Prior to the issuance of a building permit, the applicant shall obtain administrative approval of the bike rack anchoring and installation, pursuant to the requirements of the zoning ordinance.
6. Prior to the issuance of a building permit, a public access easement and public right-of-way shall be dedicated and recorded with the County in accordance with the Planning Department's standard procedure.
7. Approval of the site plan shall remain valid for a period of two (2) years from Planning Commission approval, during which time a building permit must be submitted for review and approval.
8. Modification to the approved site plan shall require Planning Commission approval prior to the submittal of a building permit application. The modification may be denied if the proposal alters the proposed use, increases the overall area of the project, increases the density of the development, or increases any local government expenditure necessary to implement or sustain the proposed use.
9. The site plan shall be constructed as proposed and in accordance with the conditions of approval.
10. Site Plan approval does not guarantee sign approval as shown on the plans. Prior to installation and application of signage, a sign permit shall be submitted to the Codes Department for review with the City's sign ordinance.

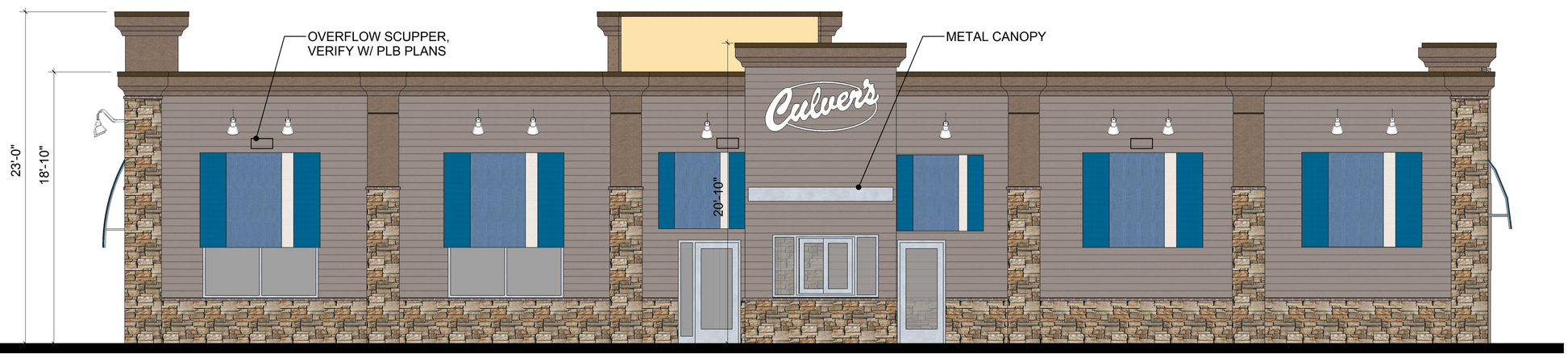
REPRESENTATION	MATERIAL	COLOR
	COPING UNA-CLAD	"MEDIUM BRONZE"
	EIFS "CORNICE"	"TIKI HUT" SW 7509
	GOOSENECK	WHITE
	EIFS @ PIERS	"TIKI HUT" SW 7509
	AWNING CANVAS (BY OTHERS)	"ROYAL BLUE" 4617
	WINDOW & DOOR FRAMES	NATURAL ALUM.
	CEMENT BOARD SIDING	"KHAKI BROWN" JAMESHARDIE
	MFGR'D STONE w/ STONE SILL TRIM	"ASPEN" TUSCAN LEDGE, ENVIRONMENTAL STONEWORKS

MAIN ENTRY ELEVATION

FRONT ELEVATION



REAR ELEVATION



DRIVE THRU ELEVATION

©2015

NEW CULVER'S RESTAURANT
3016 Belshire Village Dr
Spring Hill, TN 37174
County of WILLIAMSON

Culver Franchising System, Inc
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

OLLMANN ENRNEST MARTIN
ARCHITECHTS
509 South State Street
Belvidere Illinois 61008
815-544-7790 Phone
815-544-7792 Fax

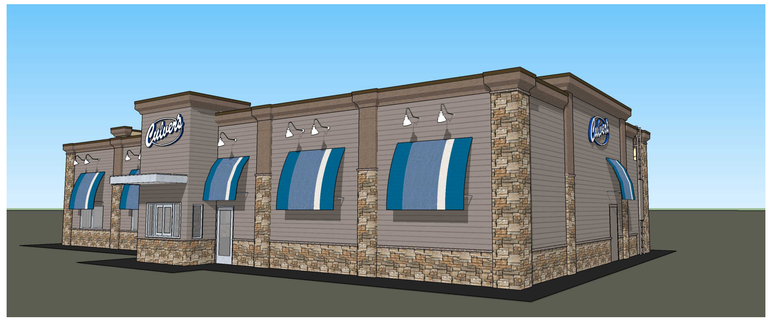
ELEVATIONS

Date: 12-22-2015
Revision:

2015-097

A1

REAR LEFT



REAR RIGHT

FRONT RIGHT

REPRESENTATION MATERIAL COLOR

FRONT LEFT

COPING UNA-CLAD	"MEDIUM BRONZE"
EIFS "CORNICE"	"TIKI HUT" SW 7509
GOOSENECK	WHITE
EIFS @ PIERS	"TIKI HUT" SW 7509
METAL CANOPY @ ENTRY & DRIVE-THRU	NATURAL ALUM.
AWNING CANVAS (BY OTHERS)	"ROYAL BLUE" 4617
WINDOW & DOOR FRAMES	NATURAL ALUM.
CEMENT BOARD SIDING	"KHAKI BROWN" JAMESHARDIE
MFGR'D STONE w/ STONE SILL TRIM	"ASPEN" TUSCAN LEDGE, ENVIRONMENTAL STONEWORKS

LEFT PERSPECTIVE

RIGHT PERSPECTIVE

©2015

NEW CULVER'S RESTAURANT
3016 Belshire Village Dr
Spring Hill, TN 37174
County of WILLIAMSON

Culver Franchising System, Inc
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

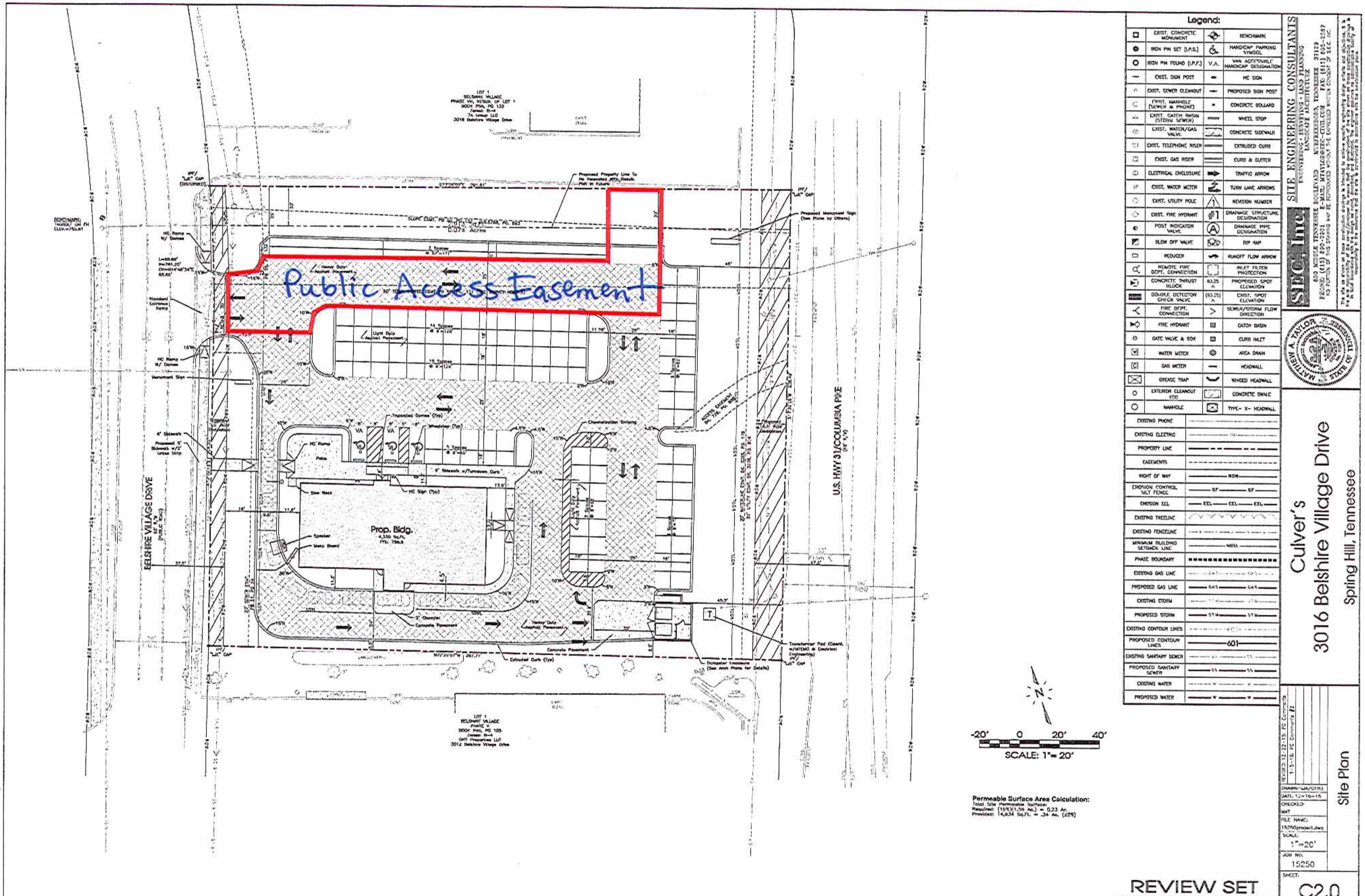
OLLMANN ENRNEST MARTIN
ARCHITECHTS
509 South State Street
Belvidere Illinois 61008
815-544-7790 Phone
815-544-7792 Fax

3D RENDERINGS

Date: 12-22-2015 Revision:

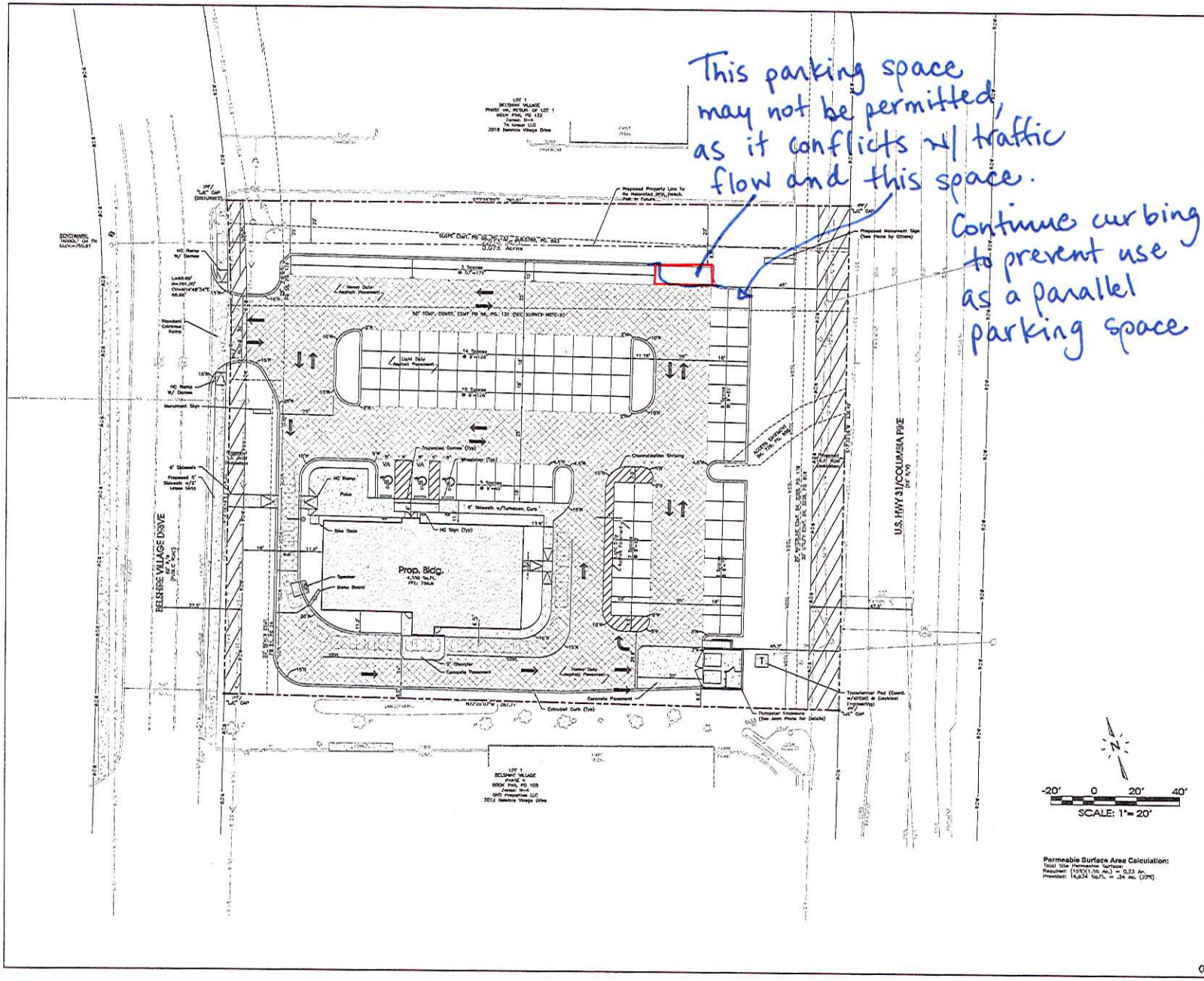
2015-097

A2


Public Access Easement
Prop. Bldg.
U.S. HWY 31/COLUMBIA PIKE
BELSHIRE VILLAGE DRIVE
Legend:
SITE ENGINEERING CONSULTANTS
SEC, Inc.
MATTHEW A. TAYLOR
STATE OF TENNESSEE
Culver's
3016 Belshire Village Drive
Spring Hill, Tennessee
Site Plan
SCALE: 1"= 20'
Permeable Surface Area Calculation:
REVIEW SET
(Not Intended For Construction)
15250
C2.0

This parking space may not be permitted, as it conflicts w/ traffic flow and this space.

Continue curbing to prevent use as a parallel parking space



Permeable Surface Area Calculation:
Total Site Permeable Surface:
Required: (15%)(1.55 Ac.) = 0.23 Ac.
Provided: 14,834 Sq/Ft. = .34 Ac. (22%)

Legend:

EXIST. CONCRETE MONUMENT		BENCHMARK	
IRON PIN SET (I.P.S.)		HANDICAP PARKING SYMBOL	
IRON PIN FOUND (I.P.F.)	V.A.	VAN ACCESSIBLE HANDICAP DESIGNATION	
EXIST. SIGN POST		HC SIGN	
EXIST. SEWER CLEANOUT		PROPOSED SIGN POST	
EXIST. MANHOLE (SEWER & PHONE)		CONCRETE BOLLARD	
EXIST. CATCH BASIN (STORM SEWER)		WHEEL STOP	
EXIST. WATER/GAS VALVE		CONCRETE SIDEWALK	
EXIST. TELEPHONE RISER		EXTRUDED CURB	
EXIST. GAS RISER		CURB & GUTTER	
ELECTRICAL ENCLOSURE		TRAFFIC ARROW	
EXIST. WATER METER		TURN LANE ARROWS	
EXIST. UTILITY POLE		REVISION NUMBER	
EXIST. FIRE HYDRANT		DRAINAGE STRUCTURE DESIGNATION	
POST INDICATOR VALVE	A	DRAINAGE PIPE DESIGNATION	
BLOW OFF VALVE		RIP RAP	
REDUCER		RUNOFF FLOW ARROW	
REMOTE FIRE DEPT. CONNECTION		INLET FILTER PROTECTION	
CONCRETE THRUST BLOCK	63.25 x	PROPOSED SPOT ELEVATION	
DOUBLE DETECTOR CHECK VALVE	(63.25) x	EXIST. SPOT ELEVATION	
FIRE DEPT. CONNECTION	>	SEWER/STORM FLOW DIRECTION	
FIRE HYDRANT		CATCH BASIN	
GATE VALVE & BOX		CURB INLET	
WATER METER		AREA DRAIN	
GAS METER		HEADWALL	
GREASE TRAP		WINGED HEADWALL	
EXTERIOR CLEANOUT (CO)		CONCRETE SWALE	
MANHOLE		TYPE- X- HEADWALL	
EXISTING PHONE			
EXISTING ELECTRIC			
PROPERTY LINE			
EASEMENTS			
RIGHT OF WAY		ROW	
EROSION CONTROL SILT FENCE		SF	
EROSION EQ.		EEL	
EXISTING TREELINE			
EXISTING FENCELINE			
MINIMUM BUILDING SETBACK LINE		MBSL	
PHASE BOUNDARY			
EXISTING GAS LINE		GAS	
PROPOSED GAS LINE		GAS	
EXISTING STORM		ST	
PROPOSED STORM		ST	
EXISTING CONTOUR LINES		601	
PROPOSED CONTOUR LINES		601	
EXISTING SANITARY SEWER		SS	
PROPOSED SANITARY SEWER		SS	
EXISTING WATER		W	
PROPOSED WATER		W	

SITE ENGINEERING CONSULTANTS
ENGINEERING - SURVEYING - LAND PLANNING
LANDSCAPE ARCHITECTURE
850 MIDDLE TENNESSEE BOULEVARD MURFREESBORO, TENNESSEE 37129
PHONE: (615) 896-1501 E-MAIL: WILLIAM@SEC-CONS.COM FAX: (615) 896-2597

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MATTHEW A. TAYLOR — STATE OF TENNESSEE

Culver's
3016 Belshire Village Drive
Spring Hill, Tennessee

REVISIONS
1-5-16 PC Comments
12-22-15 PC Comments

DRAWN: SAA/CFB3
DATE: 12-14-15
CHECKED: MAT
FILE NAME: 15250sheet.dwg
SCALE: 1"=20'
JOB NO.: 15250

Site Plan

SHEET: C2.0

REVIEW SET
(Not Intended For Construction)

Spring Hill Planning Commission Meeting

TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: January 11, 2016
SUBJECT: FPL 122-2016 (Reserve Commercial Park)

FPL 122-2015: Submitted by Stanford and Associates, Inc. for property located on Port Royal Road. The property is zoned B-4 (Central Business District) and contains approximately 10.50 acres. The applicant requests final plat approval for 5 commercial lots.

Property description and history: This undeveloped property is located at the intersection of Reserve Boulevard and Port Royal Road, north of Saturn Parkway. The western portion of the property is located within the 100-year floodplain. The property to the east is developed for the Kroger Commercial Subdivision and contains a variety of retail businesses, professional offices, and restaurants.

In February of 2015, the Planning Commission approved a preliminary plat application (PPL 15-41) for the subject property for four commercial lots and an internal private drive to intersect with Port Royal Road, and individual lots have been subsequently final platted.

Request: The property owner requests approval of a final plat application for five commercial lots, which will finalize the subdivision of Reserve Commercial Park.

Access: The internal private drive is currently under construction and near completion. Direct access onto Port Royal is not permitted.

Streets and sidewalks: Port Royal Road and Reserve Boulevard are currently improved at this location. Sidewalks have not been constructed at this location. Staff has recommended sidewalk construction with the site plan application (STP 42-2015) submitted for the subject property.

Engineering Comments: None.

Recommendation: Finding that the proposal meets the City's zoning and subdivision regulations, staff recommends approval of FPL 122-2015, subject to the following condition:

1. Note 3(c) shall be stricken from the plat.

Spring Hill Planning Commission Meeting

TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: January 11, 2016
SUBJECT: FPL 128-2015 (Hampton Springs Townhomes)

FPL 127-2015: Submitted by Mark Cantrell for The Townhomes of Hamptons Spring, Phase 3. The property is zoned R-2, PUD (Planned Unit Development) and contains approximately 13.78 acres. The applicant requests final plat approval for 42 single-family residential lots.

Property description and history: This property is located northwest of the intersection of Kedron Road and Port Royal Road and is part of the Hampton Springs Planned Unit Development.

In 2013, the Planning Commission approved preliminary plat and site plan applications for the development of a 78-unit townhome development. The completion of this development is intended to occur in phases. Phases 1 and 2 have been completed and obtained final plat approval.

Request: The property owner requests approval of a final plat application for 42 townhome lots, leaving 17 townhomes in the final Phase 4 to be completed.

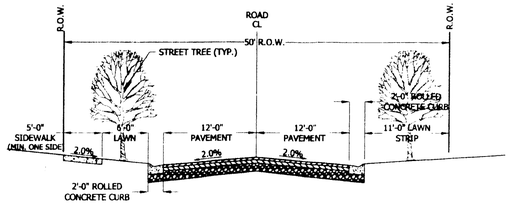
Streets and sidewalks: The property is developed with private internal streets connecting to Hampton Drive, the primary entrance to Hampton Springs from Kedron Road. Pursuant to the preliminary plat approval and as indicated on the final plat, sidewalks are required to be constructed on both sides of the internal private streets.

Access: All townhomes have been planned and constructed to have separate curb cuts and driveways onto the private streets.

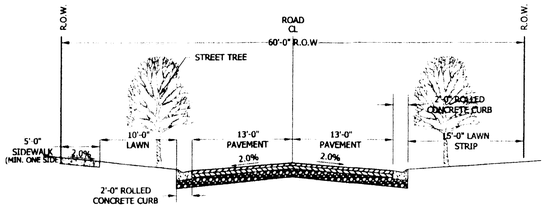
Engineering Comments: Street header signs are missing and need to be installed at the intersections of Irish Way and Lucky Lane; Shamrock Drive and Lucky Lane; and Shamrock Drive and Irish Way

Recommendation: Staff recommends approval of FPL 127-2015, subject to the following conditions of approval:

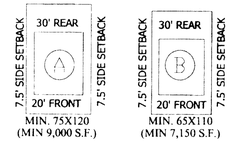
1. Street header signs shall be installed at applicable intersections prior to recordation of the plat.
2. Final plat approval shall be valid for two years, during which time all conditions must be met, all signatures must be obtained, and the plat recorded.
3. Modification to the final plat may require Planning Commission approval prior to recordation.



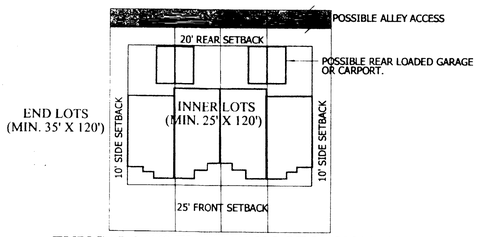
1 LOCAL STREET - 24' PAVEMENT / 50' R.O.W.
SECTION SCALE: 1"=10'



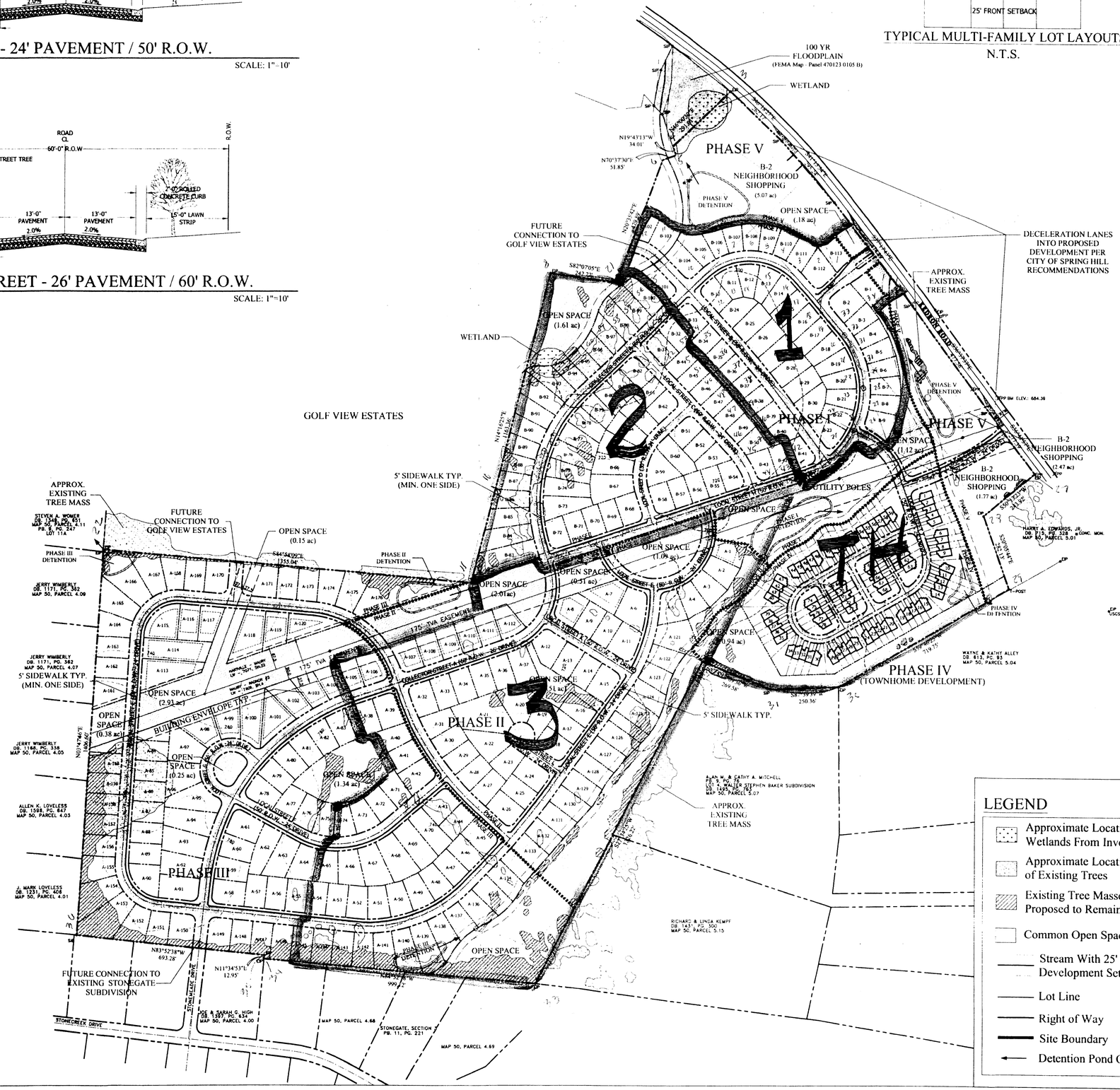
2 COLLECTOR STREET - 26' PAVEMENT / 60' R.O.W.
SECTION SCALE: 1"=10'



TYPICAL SINGLE FAMILY LOT LAYOUTS
N.T.S.



TYPICAL MULTI-FAMILY LOT LAYOUTS
N.T.S.



VICINITY MAP (N.T.S.)

LEGEND

- Approximate Location of Wetlands From Inventory Map
- Approximate Location of Existing Trees
- Existing Tree Masses Proposed to Remain
- Common Open Space
- Stream With 25' Development Setback
- Lot Line
- Right of Way
- Site Boundary
- Detention Pond Outlet

PRELIMINARY P.U.D. PLAN/SKETCH PLAN FOR HAMPTON SPRINGS ~~MEADOW VIEW~~

SPRING HILL, MAURY COUNTY, TENNESSEE

DEVELOPER:
DAVID LANGHANS
225 SOUTH BERRY'S CHAPEL ROAD
FRANKLIN, TN 37069
(615) 972 - 9224

EXISTING ZONING: AGRICULTURAL
PROPOSED ZONING: R-2 WITH P.U.D.
TAX MAP 50, PARCEL 5.03

LAND USE	
Single-Family Residential =	+/- 65.45 AC
Multi-Family Residential =	+/- 7.27 AC
B-2 Neighborhood Shopping =	+/- 9.31 AC
Common Open Space =	+/- 23.02 AC
R.O.W. Dedication (Streets) =	+/- 20.60 AC
TOTAL SITE AREA =	125.65 AC

SINGLE FAMILY UNITS	A Min 75' Width	176 UNITS
	B Min. 65' Width	113 UNITS
MULTI-FAMILY UNITS (Townhomes)		78 UNITS
TOTAL UNITS		367 UNITS
GROSS DENSITY	368 du/125.65 Ac = 2.92 Units/Acre	

NOTE:

1) BUILDING PADS SHALL HAVE A MINIMUM FFE AT 2'-0" ABOVE THE 100 YEAR FLOOD PLAIN ELEVATION.

2) BOUNDARY INFORMATION BY LANDDESIGN SURVEYING (6/10/2002).

3) TOPOGRAPHIC INFORMATION TAKEN FROM U.S.G.S. CARTERS CREEK QUADRANGLE N3537.5 - W8652.5/7.5.

4) EXISTING WATER AND SEWER IS AVAILABLE ALONG THE NORTHEASTERLY SIDE OF KEDRON ROAD.

5) APPROXIMATE LOCATION OF WETLANDS DETERMINED FROM U. S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE CARTERS CREEK, TENNESSEE NATIONAL WETLANDS INVENTORY.

6) APPROXIMATE LOCATION OF TREES TAKEN FROM AERIAL PHOTOGRAPHY (FIELD VERIFICATION REQUIRED).

7) LOCATION OF UTILITY POLES IS APPROXIMATE IN NATURE AND REQUIRES FIELD VERIFICATION.

8) COMMON OPEN SPACE INTENDED FOR PASSIVE RECREATION, NATURE CONSERVATION, STORM WATER DETENTION, UTILITY EASEMENTS, AND SHALL BE MAINTAINED BY THE MEADOW VIEW HOMEOWNER'S ASSOCIATION.

9) TOWNHOMES ARE PROPOSED TO BE FEE SIMPLE WITH ONE LOT ALLOCATED FOR EACH UNIT. TOWNHOMES ARE PROPOSED TO BE TWO STORY "VERTICAL" UNITS BY SPRING HILL DEFINITIONS WITH A MAXIMUM HEIGHT OF 35 FT.

10) TWO PARKING SPACES SHALL BE PROVIDED FOR EACH RESIDENTIAL. EACH UNIT SHALL HAVE A MINIMUM OF 1 GARAGE SPACE AND 1 DRIVEWAY PARKING SPACE. IF TOWNHOME UNITS DO NOT HAVE A GARAGE THEN ADEQUATE OFF STREET PARKING SHALL BE DESIGNATED ON THE FINAL PLANS PRIOR TO APPROVAL.

11) STREET LIGHTING FOR MEADOW VIEW SHALL BE PROVIDED IN ACCORDANCE WITH THE CURRENT CITY OF SPRING HILL STANDARDS AND REQUIREMENTS.

12) NO STRUCTURE SHALL BE ERECTED WITHIN THE LIMITS OF THE TVA R.O.W.

13) DETENTION AREAS LOCATED ON THE PLAN ARE PRELIMINARY IN NATURE. UPON COMPLETION OF FINAL ENGINEERING AND DRAINAGE CALCULATIONS, DETENTION BASINS SHALL BE SIZED AND ADJUSTED PER ACTUAL FIELD CONDITIONS AND FINAL GRADING STUDIES. DRAINAGE DESIGN TO INCLUDE ANALYSIS OF EXISTING DOWNSTREAM CULVERTS UNDER KEDRON ROAD.

14) SUPPLEMENTAL LANDSCAPING ALONG THE SOUTHERLY AND WESTERLY BOUNDARIES SHALL BE PROVIDED IF THE EXISTING VEGETATION SCREENING IS NOT EFFECTIVE OR THERE IS NO EXISTING VEGETATION.

GARY MICHAEL VOGRIN
REGISTERED
ARCHITECT
TENNESSEE NO. 6
LANDSCAPE ARCHITECT
7/18/02

CLARB CERTIFIED LANDSCAPE ARCHITECT

LandDesign
135 Second Avenue North
Suite 201
Franklin, TN 37064
Phone: 615.591.7164
Fax: 615.591.9718

Scale: 1" = 200'
0 100 200 400

NORTH

Date: 7/18/02
Project Number: 3002007
Rev 1: Per City Review 8/02
Rev 2: Townhome note #9
Rev 3: Modify Phase#1 9/02
Rev 4: Per Planning 10/8/02

Spring Hill Planning Commission Meeting

TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: January 11, 2016
SUBJECT: RZN 127-2015 (5238 Main Street)

RZN 127-2015: Submitted by Huntley Gordon for property located at 5242 Main Street. The property is zoned B-2 (Neighborhood Shopping District) and contains approximately 1.4 acres. The applicant requests approval to rezone the property from B-2 (Neighborhood Shopping District) to B-4 (Central Business District).

Property description: This property is currently developed for a single-family dwelling. The properties to the north, northwest, and southeast are developed for nonresidential uses, and the Board of Mayor and Aldermen recently rezoned the property from R-1, Low Density Residential, to B-2, Limited Retail.

Request: The applicant requests to rezone the property from B-2, Limited Retail, to B-4, Central Business District. The applicant has communicated to staff that the intent is to use the property for a medical office, which can be accomplished with the current B-2 zoning designation of the property.

Spring Hill Rising: 2040: The City's comprehensive plan, Spring Hill Rising: 2040, provides considerations for future zoning and development requests. Among those considerations are opportunities for enhancing existing or emerging neighborhoods with sensitive new development, allowing for a variety of quality housing options for all stages of life, and encouraging higher density residential development in new activity centers.

The future land use designation of the property is **Downtown/City Center**, which is characterized by a compact, walkable environment typical of town centers. Development creates and promotes our sense of place and community, and it encourages active living and community interaction. Future development emphasizes connectivity and uses that general a high level of activity. These are not developments that are designed to accommodate the automobile and related services.

The City's goal "We will grow smarter" promotes Smart Growth principles, traditional neighborhood design, and quality corridor development. Specifically, this goal aims to ensure that new development within existing neighborhoods is of appropriate scale and intensity in relation to existing development and that it achieves the desired development patterns for the neighborhood.

Discussion: Staff does not find that the proposed B-4 zoning district at this location promotes the City's planning policies and principles and would be detrimental to the public good. The B-4 zoning district is designed produce a development form specifically for accommodating the vehicle, which is counterproductive to the intent of the Downtown/City Center character area. The requested zoning district is the primary tool for encouraging and permitting suburban, high traffic volume development associated with big box shopping centers, gas stations, and drive-thru fast food businesses. Further, the B-4 zoning district permits mini-warehousing and manufacturing uses that are more appropriate outside of a downtown area and central commercial corridor. The traditional development form surrounding area, which was historically the City's original downtown, has been compromised for decades with the suburban development form permitted under the B-4 zoning district, and approval of this request will continue to allow for the deterioration of what was once the heart of this town.

Staff does not find in favor of rezoning the property to the most intense, highest traffic generating, and unpredictable zoning district available in the Zoning Ordinance. Further, staff finds that sufficient undeveloped and underutilized property currently regulated by the B-4 zoning district exists in the immediate area, as indicated in the attached exhibit.

Staff finds that the property can be sufficiently developed and used for nonresidential purposes and in accordance with the City's planning policies and principles under the current zoning designation of the property.

Recommendation: Staff finds that the proposal contradicts and violates the planning policies and principles of Spring Hill Rising and recommends forwarding RZN 102-2015 to the Board of Mayor and Aldermen with a recommendation for denial.

We will grow smarter

Establish a new culture of planning that increases awareness and predictability for everyone

Policy: Promote Smart Growth Principles and Traditional Neighborhood Design

Require that new growth promotes walkability, connectivity, housing choice, public open space and local opportunities for goods and services throughout our City.

Strategy: Amend the zoning and subdivision regulations that discourage sprawl and include a range of densities and intensities among a variety of rural, residential, nonresidential, and mixed-use districts to reflect and implement the community's vision and goals.

Strategy: Provide for major mixed-use centers and urban villages in employment and retail centers or important intersections.

Strategy: Develop and implement design standards that result in human-scaled, walkable environments.

Policy : Ensure context-sensitive redevelopment and infill

Ensure that new development within existing neighborhoods is of appropriate scale and intensity in relation to existing development and that it achieves the desired development patterns for the neighborhoods.

Strategy: Allow for flexibility in setbacks and lot sizes to accommodate infill development that is compatible with the surrounding properties.

Strategy: Develop an inventory that identifies lots suitable for infill development and buildings suitable for redevelopment.

Strategy: Develop neighborhood plans that identify specific needs of area, identify design strategies, and prioritize infrastructure and facilities investments.

Policy: Encourage mixed use centers within town centers

Encourage the mixing of different residential, commercial, and office uses that promote compact, interconnected development.

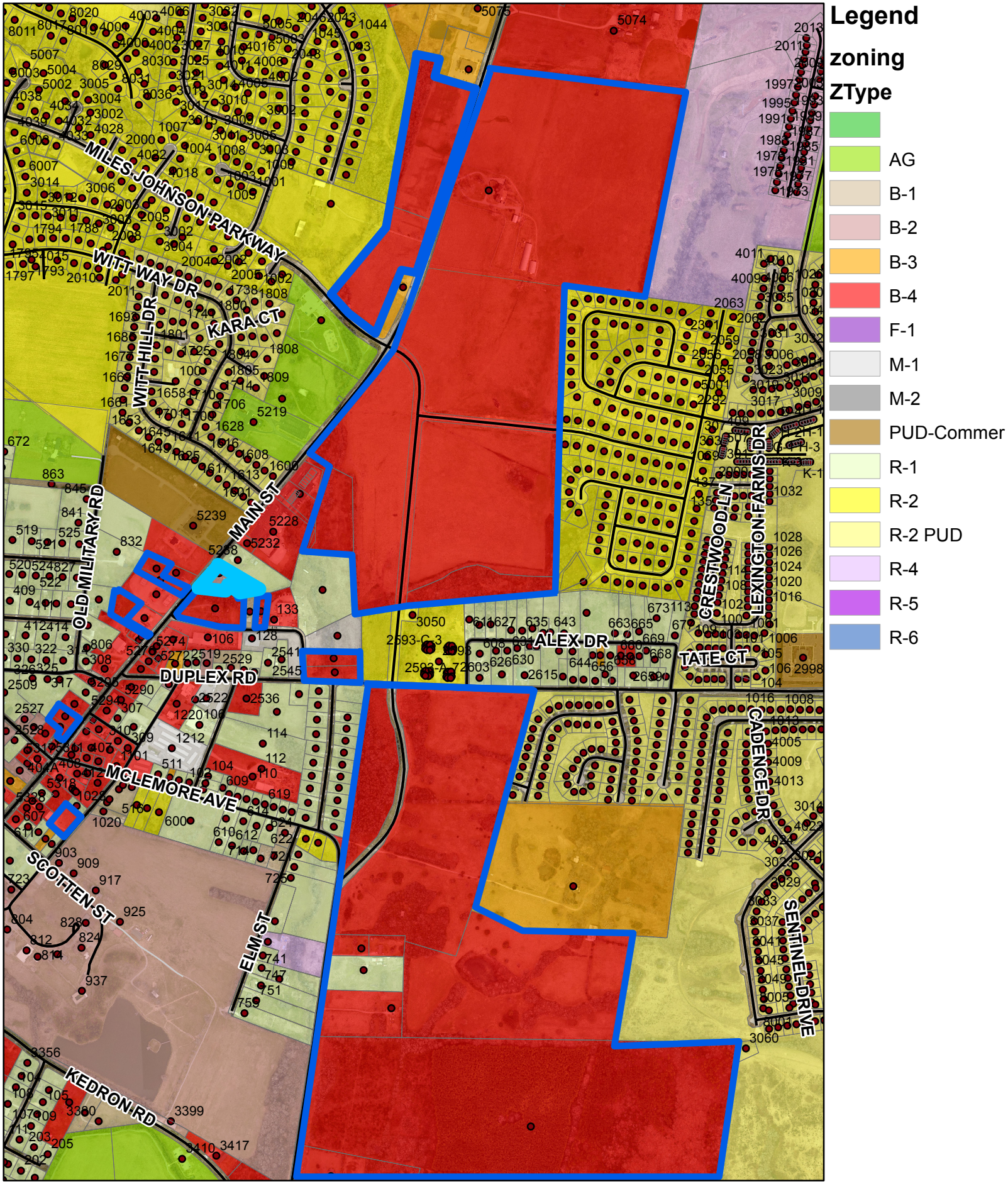
Strategy: Adopt a mixed use zoning district or develop a mixed use overlay zoning district that allows for a vertical mix of higher density residential, office, and commercial uses, that promotes compact, interconnected development, and that continues traditional "Main Street" development patterns.

Policy : Promote quality corridor development

Encourage corridor development that improves the visual character and function of the suburban corridors.

Strategy: Develop context sensitive corridor plans that along major thoroughfares.

Strategy: Amend the zoning and subdivision regulations to address site design, access management, visual character, and other design standards.



Subject property

Vacant or underutilized property zoned B-4

Downtown/City Center

Downtown/City Center is the heart of Spring Hill. It is a place that belongs to everyone and embodies the “small town feel” and culture that we have worked so diligently to protect. This is where our community comes together to enjoy and celebrate our quality of life.

Downtown/City Center is characterized by a compact, walkable environment typical of town centers. Development creates and promotes our sense of place and community, and it encourages active living and community interaction. Future development emphasizes connectivity and uses that generate a high level of activity. These are not developments that are designed to accommodate the automobile and related services.

Buildings are typically two or more stories and reinforce traditional pedestrian scale. They have shallow setbacks and are used to frame the street. Green space is characterized by street trees, planters, planting strips, formal public spaces, and a town square, though existing natural and historic features of properties are maintained and incorporated into the design.

The transportation network is complete and connected in a block-and-street layout. Streets are designed to accommodate all modes of transportation but to promote pedestrian access, activity, and safety.

Primary future land use includes appropriate mixtures of residential, professional offices, eating places, places of worship, small-scale retail, entertainment, cultural uses, community recreational uses, and municipal services.

Design Principles

Site Design

- Vehicular access is provided by alleys and private driveways
- Building setbacks are 10 feet or less in depth
- Moderate to high lot coverage
- Parking lots are not adjacent to or visible from the street

Density/Intensity

- Moderate to high density
- Low to moderate intensity
- One to three story buildings

Green Space

- Formal landscaping
- Moderately dense street trees, bushes, and planting strips
- Public spaces
- Town square

Transportation

- High pedestrian connectivity
- Bike lanes and greenways
- Complete and connected street network

Infrastructure

- Municipal water and sewer service

Spring Hill Planning Commission Meeting

TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: January 11, 2016
SUBJECT: RZN 130-2015 (4820 Main Street)

RZN 130-2015: Submitted Kiser Vogrin Design by for property located at 4820 Main Street. The property is zoned R-2, (Medium Density) and contains approximately 20.0 acres. The applicant requests approval to rezone the property from R-2, (Medium Density) to B-2 (Neighborhood Shopping District) and R-4 (High Density).

Property description: This property, located southeast of the intersection of Main Street (arterial) and Buckner Road (arterial), is currently developed for a single-family dwellings (approximately 4 dwelling units/acre) and is zoned R-2, Medium Density Residential. The properties to the north, east, and south are zoned R-2, Medium Density Residential and developed for single-family residences. The properties to the west within the city limits are zoned B-4, Central Commercial District, and R-2 Planned Unit Development.

Request: The applicant requests to rezone the property from R-2, (Medium Density) to B-2 (Neighborhood Shopping District) and R-4 (High Density) to allow for a mixed use development that would include retail and professional offices adjacent to Main Street, transitioning to townhomes and single-family dwellings to the east. Staff has included the B-2 and R-4 zoning districts in this packet for the Planning Commission's reference of the permitted uses, height restrictions, and bulk and area requirements. The proposed land use breakdown is as follows:

B-2 (Neighborhood Shopping District) – 4 acres (approximately)

R-4 (High Density Residential) – 16 acres (approximately)
55 townhome units
34 single-family detached lots
5.5 dwelling units/acre

Preliminary Development Plan: Because the applicant has requested to rezone a portion of the property to R-4 with the intent of including single-family attached dwellings, the Zoning Ordinance requires that a preliminary development plan be submitted with the application. While a preliminary development plan is not required for the portions of the property to be zoned B-2, Neighborhood Shopping District, or the single-family detached area, the applicant has included the proposed single-family lots and the general intent for the area proposed to be zoned B-2, Neighborhood Shopping District.

The plan shows one street connection to Main Street, aligning with Williford Court (an entrance into the Tanyard Springs neighborhood), and one internal street. No other street connections are proposed. Due to the street network constructed for the single-family development to the north, east, and south, additional connectivity is difficult to impossible as future street connections to and through the subject property were not planned or required.

Should this rezoning request be approved, the applicant would be required to submit multiple subdivision and development requests to achieve the concept illustrated in the preliminary development plan. Staff expects a traffic impact study to be prepared and submitted and that significant street improvements to Main Street would be required to mitigate for the development's impact on this arterial.

Spring Hill Rising: 2040: The City's comprehensive plan, Spring Hill Rising: 2040, provides considerations for future zoning and development requests. Among those considerations are opportunities for enhancing existing or emerging neighborhoods with sensitive new development, allowing for a variety of quality housing options for all stages of life, and encouraging higher density residential development in new activity centers.

The future land use designation of the property is **Mixed Use Neighborhood Area**, which are primarily residential but include low to moderate intensity balanced mixtures of retail and office uses based on traditional, compact small town form, offering Spring Hill the ability to live, shop, work, and play in their own neighborhood. This is intended to be a transitional area between Residential Neighborhood Areas (to the north, east, and south of the subject property) and more intense areas, such as Community Commerce (to the west of the subject property).

The City's goal "We will promote a variety of quality housing options" addresses Spring Hill's need for housing diversity, meaning something other the typical 2,000+ square-foot, 3 to 5 bedroom house. In order to ensure that all residents can find a home in Spring Hill that meets their needs in every stage of life – from adolescence to young professional to parenthood to retirement – Spring Hill must permit the development of a variety of housing types.

The City's goal "We will grow smarter" promotes Smart Growth principles, traditional neighborhood design, context-sensitive infill, and quality corridor development. Specifically, this goal aims to ensure that new development within existing neighborhoods is of appropriate scale and intensity in relation to existing development and that it achieves the desired development patterns for the neighborhood.

"We will create a balanced transportation network" addresses the City's ongoing transportation issues and opportunities. This goal encourages efficient, multi-modal transportation options that increase mobility and access to jobs and services, reduce travel times and congestions, and are fiscally sustainable. Staff finds that this proposal will not contribute to a multi-modal transportation network and will result in additional demand and congestion on Main Street. At the same time, though, "We will invest in our community" recommends maximizing efficient use of existing infrastructure by encouraging development activity in areas already served by public utilities.

Discussion: Staff finds that the proposed development addresses many of the City's planning policies and principles.

Currently, the primary land uses of the property are townhomes and nonresidential, which are significant traffic generators. Staff finds that providing nonresidential services within the limitations of the B-2 zoning district could provide essential daily services to the residences to the east of the property. Staff also finds that the proposal to develop the property with townhomes and single-family lots under the criteria of the R-4 zoning district will provide a type of home that is significantly lacking in the immediate and surrounding areas.

A modification to the balance of uses to emphasize single-family lots could be accomplished in the central area of the property proposed to be alley-loaded townhomes and could result in a lower number of daily vehicle trips increasing demand during peak times on an already congested corridor.

Public Comment: City officials and staff have received public comment for this application. An email message has been added to this staff report for the Planning Commission's consideration.

Recommendation: Staff recommends forwarding RZN 130-2015 to the Board of Mayor and Aldermen for further review with special attention to the following:

1. <u>Consideration that the primary land use be single-family detached</u>. Currently, the primary land uses of the property are townhomes and nonresidential, which are significant traffic generators. Decreasing the overall number of dwelling units by increasing the number of single-family detached lots could result in a lower number of daily vehicle trips during peak times on an already congested corridor.

1.8(3.2) Such spaces are located to draw a minimum of vehicular traffic to and through streets having predominantly residential frontage;

1.8(3.3) Such spaces are located no farther than four hundred (400) feet from the nearest boundary of the lot occupied by the activities to which they are accessory;

1.8(3.4) Such spaces are in the same ownership as the use(s) to which they are accessory and necessary instruments are executed to ensure the required number of spaces will remain available throughout the life of such use(s), and

1.8(3.5) Such spaces conform to all applicable district regulations of the district in which they are located.

Section 2. (B-2) Neighborhood Shopping District.

Intent. To provide for certain frequently needed basic household commercial services at locations convenient to residential area, without altering their residential character. Secondly, to eliminate lengthy trips for everyday needs to major shopping areas, and so reduce traffic at these locations.

2.1 Uses Permitted

2.1(1) Loft style work/live apartments (Changed by Ord. 05-35.)

2.1(2) Grocery, drug and hardware stores, meat or fruit markets, legitimate theaters, barber or beauty shops, shoe repair shops, branch laundry or dry cleaning establishments where no laundering or cleaning is to be done on the premises, offices, restaurants with no drive-in/drive-thru service, and other retail businesses or services which are essential to the convenience of the neighboring residents, and, in addition, any accessory use or building customarily incidental to the above permitted uses. (See definition on Convenience Commercial).

2.2 Uses Permitted on Appeal.

2.2(1) Filling stations

2.2(2) Movie theaters

2.2(3) Off-site parking lots

2.3 Uses Prohibited.

Uses not specifically permitted.

2.4 Lot Area, Lot Width, Yards and Building Area. (Changed by Ordinance 12-14)

2.4(1) Lot Area.

No minimum lot area is required, however, off-street parking and loading/unloading requirements shall be observed.

2.4(2) Lot Width.

Lot width at the building setback line shall be seventy-five (75) feet.

2.4(3) Yards.

All principal and accessory structures shall be set back from the right-of-way lines of streets the minimum distance of thirty (30) feet.

On lots adjacent to a residential zone, all buildings shall be located so as to conform with the side yard requirements of the adjacent residential zone.

Rear yards shall be a minimum of twenty (25) feet for one story buildings and five (5) feet for each additional story.

A minimum Buffer Yard of twenty-five (25) feet shall be required. (Changed by Ord. 07-30.)

2.4(4) Building Area.

Maximum building area shall be forty percent (40%) of the total lot area.

2.5 Height.

Buildings hereafter constructed shall not exceed fifty (50) feet in height.

2.6 Location of Accessory Structures.

2.6(1) With the exception of signs, accessory structures shall not be erected in any required front or side yards.

2.6(2) Accessory structures shall be located at least five (5) feet from all rear lot lines and from any building on the same lot.

Section 3. (B-3) Intermediate Business District.

Intent. This district is designed primarily to provide sufficient space primarily along arterial and collector streets for establishment and uses engaged in wholesale and retail trade, offering a wide variety of products and services.

3.1 Uses Permitted.

3.1(1) Automobile sales and service, bank, barbershop or beauty parlor, bus terminals, churches, clinics, dry cleaning and laundry establishments, filling stations, funeral homes, hotels, movie theaters, legitimate theaters, manufacture of articles to be sold at retail on the premises (provided such manufacturing is incidental to the retail business and employs not more than five (5) operators), motels, offices, outdoor advertising signs and outdoor advertising structures, parking lots, parking garages, places of amusement, printing and engraving establishments, public buildings, public and private clubs, retail businesses, used car lots, wholesale businesses, microbrewery, microdistillery, day care centers, restaurants, retirement and assisted living facilities, and full medical care nursing homes.

Mixed Use Neighborhood Areas

Mixed Use Neighborhood Areas are primarily residential but include low to moderate intensity balanced mixture of retail and office uses based on traditional, compact small town form, offering Spring Hill the ability to live, shop, work, and play in their own neighborhood. This is a transitional area between Residential Neighborhood areas and City Neighborhood Areas or more intense areas, such as Gateway, Community Commerce, and Medical Arts Areas.

These areas offer a mixture of housing types and residential densities ranging from small lot single-family detached dwellings to urban residential structures within walking distance of the goods and services required for daily living. Goods and services are limited to corner locations and major intersections. Vertically-integrated mixed use, placing residential uses above ground floor office and retail uses, is strongly encouraged. Development patterns reinforce traditional, pedestrian-oriented form.

Greenspace is characterized by street trees, planters, planting strips, and pocket parks. Existing natural and historic features of properties are maintained and incorporated into the design and utilized for greenways.

The transportation network is complete and connected in a block-and-street layout. Streets are designed to balance all modes of transportation and to promote activity and safe access for all users. Parking for mixed use and multi-family development is provided on-street and behind or beside buildings.

Primary future land uses include single-family dwellings, small-scale multi-family buildings (not complexes), professional offices (such as routine healthcare, insurance, studios, and professional and personal services), eating places, light retail, places of worship, schools, municipal services, community centers, and small scale entertainment.

Design Principles

Site Design

- Vehicular access provided by alleys and driveways
- Shallow building setbacks, zero to 10 feet in depth
- Buildings in mixed-use node areas are located at the edge of sidewalk
- Moderate to high lot coverage

Density/Intensity

- Moderate density
- Low to moderate intensity
- One to three story buildings

Green Space

- Moderately dense street trees
- Street trees located in sidewalks with urban tree wells
- Neighborhood and pocket parks

Transportation

- Complete and highly connected street network that accommodates the needs of automobiles but promotes pedestrians and cyclists.
- Bike lanes, greenways, and wide sidewalks

Infrastructure

- Municipal water and sewer service

Dara Sanders

From: Rick Graham
Sent: Thursday, January 07, 2016 10:47 AM
To: Andrea Barany
Cc: BOMA Group; Victor Lay; Dan Allen; Dara Sanders; Jamie Page
Subject: RE: Tanyard Springs and Cadence Crossing

Ms. Barany,

Thank you for your email and you bring up some great points for our consideration on this development request. We just were brought this application and we have a lot of work and due diligence ahead of us.

Please contact us again anytime, as we go through the process.

Make a great day,

Rick Graham
Mayor, City of Spring Hill, Tennessee

Cell: 615.489.5494 Email: rgraham@springhilltn.org Website: Springhilltn.org

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From: Andrea Barany <abarany@hotmail.com>
Sent: Thursday, January 7, 2016 10:07 AM
To: Rick Graham
Cc: Susan Zemek; jbryant@c-dh.net; josh@brentwoodhomepage.com; Jonathan; Bruce Hull; Victor Lay; Dan Allen
Subject: Tanyard Springs and Cadence Crossing

Good morning,

My name is Andrea Barany and I am a resident of the Tanyard Springs subdivision. I live on Tanyard Springs Drive and as I am sure you all are well aware of, it is steadily becoming a dangerously unsafe road to live on. The concerns we have regarding the reckless speeding through our neighborhood and the growing concern that sooner than later it will result in someone getting hurt, or worse, are well documented with the city so I won't spend time here spelling them out again.

We have recently been made aware of the Cadence Crossing proposal for the property across the street from our neighborhood. We are extremely concerned with the inevitable problems that will come with adding yet another development in an area of Spring Hill that is already insufficient in handling the increasing population and traffic. I understand that traffic studies have been done on Tanyard Springs Drive and that they will be completed as part of the Cadence Crossing proposal and that one of the options presented would be to put a traffic signal at the intersection of Main Street and the Tanyard Springs Entrance (Williford Court). My husband is a member of the Tanyard Springs HOA board and I am aware of the steps the city is taking to work with our neighborhood in decreasing the appeal of cutting through. We understand that it isn't feasible to close the road off entirely so your work in helping us make it a less desirable option is very much appreciated. What we don't understand is how anyone could possibly think that adding a traffic signal at the entrance of our neighborhood would do anything but the *opposite* of discouraging people to cut through. I guarantee that facing a couple of stop signs and speed humps will be worth dealing with to those who cut through in order to

be able to turn left with a traffic light there; thus making the traffic even heavier than it already is and inconveniencing those of us who actually live there even more than we already are on a daily basis. This is not even taking into consideration the increased traffic with the extension of Miles Johnson Pkwy. We will have to deal with people from the other end of Spring Hill trying to avoid the mess that is Hwy. 31. I admittedly do not know what the regulations are regarding spacing between traffic lights but it would appear to make much more sense, if the city is truly hearing our concerns as a subdivision, to put a traffic light at the intersection of Main Street and Wilkes Lane. Wilkes Lane is the road where all of the subdivisions whose residents use our neighborhood as a cut through (Shannon Glenn, The Arbors, etc.) are located off of so if they were able to just go straight and have an option to turn left at a light placed there, then it really would make cutting through our neighborhood a less popular option.

I understand that as part of any new development you have to consider what the impact would be on hypothetical residents and hypothetical businesses; however, the immense concerns that those of us who already live here and pay taxes here have should take precedence over anything else. As elected officials, I would certainly hope that making our legitimate concerns a priority over cramming yet another development in an already congested area would be your objective as well.

We love Spring Hill and are so fortunate to call it our home- we just want it to continue to be a wonderful place to live. Thanks so much for all you do and we appreciate you taking our concerns into consideration when making your decisions. Have a wonderful week!

Andrea Barany

within fifteen (15) feet of any vehicular entrance and/or exit to the park. (Changed by Ord. 07-30.)

Section 5. (R-4) Residential District (High Density).

Intent: To accommodate relatively large numbers of dwelling units in relation to land area at locations where large volumes of traffic can be safely handled; public schools, water, sewerage, and other community facilities are readily available; and commercial services are within normal walking distance.

Within the R-4 Residential Districts, as shown on the municipal zoning map, the following shall apply:

5.1 Uses Permitted.

5.1(1) Single-detached dwellings.

5.1(2) Duplex dwellings.

5.1(3) Townhouses.

5.1(4) Condominiums, in accordance with Subsection 5.7 of this Article.

5.1(5) Triplex dwellings.

5.1(6) Quadruplex dwellings.

5.1(7) Zero-lot line dwellings.

5.2 Uses Permitted on Appeal.

5.2(1) Uses or structures permitted on appeal in R-1, Residential Districts.

5.2(2) Rooming houses.

5.2(3) Boarding houses.

5.3 Uses Prohibited.

5.3(1) Mobile homes on individual lots, mobile home parks, planned unit developments, apartments, all commercial uses and all industrial uses that are not specifically permitted, permitted on appeal, or permitted by implication, are strictly prohibited.

5.4 Lot Area, Lot Width, Yards and Building Area.

The principal structure or structures shall be located to comply with the following requirements:

5.4(1) Lot Area, Lot Width, and Building Area.

5.4(1.1) For single-family, two family and three-family dwellings:

Minimum lot Area for single family ....…… 6,000 sq. ft.
Minimum lot area for each additional family ……. 3,000 sq. ft.
Minimum lot width at building line ..……..... 40 feet
Minimum rear yard .....……..... 25 feet
Minimum side yard:.....……..... 5 feet
Minimum rear buffer yard:.....……... 25 feet
(Changed by Ord. 07-30; 09-30.)

5.4(1.2) For single multi-family buildings:

Minimum lot area for four-unit building ..…….…..... 19,000 sq. ft.
Minimum lot area for each additional dwelling unit, after first four (4) and not to exceed
eighteen (18) units…….……... 2,400 sq. ft.
Minimum lot width at building line ……..... 75 feet
Minimum rear yard .....……..... 25 feet
Minimum side yard:
For one or two-story buildings ..……..... 10 feet
Plus an additional five (5) feet for each additional story
Minimum rear buffer yard ……..... 25 feet
(Changed by Ord. 07-30.)

5.4(2) Front Yards.

All principal and accessory structures shall be set back from the right-of-way lines of streets the minimum distance shown below, according to their classifications as indicated on the latest official municipal thoroughfare plan.

Arterial Street .....……..... 50 feet
Collector Streets .....……..... 40 feet
Minor Streets .....……..... 30 feet

5.4(3) Building Area.

On any lot or tract containing a multi-family structure or structures, the area occupied by all structures, including accessory structures, shall not exceed fifty percent (50%) of the total area. On any other lot, the total building area shall not exceed thirty-five percent (35%). Accessory structures shall not cover ore than thirty percent (30%) of any required rear yard.

5.5 Height.

Principal structures shall not exceed fifty (50) feet in height.

Spring Hill Planning Commission Meeting

TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: January 11, 2015
SUBJECT: ADM 131-2015 (Planned Zoning District)

ADM 131-2015: Submitted by the Planning Department. The proposal is to amend the zoning ordinance to include provisions for Planned Zoning Districts.

Project description: As the City of Spring Hill continues to grow in size, our needs and expectations become more intricate, sophisticated, and complex, and our zoning and development tools are not designed to accomplish these needs and expectations. The Spring Hill Board of Mayor and Aldermen have authorized funding to hire a consultant team for the purposes of updating the City's zoning and subdivision regulations, which will address these needs comprehensively; however, the Administration and staff have identified an immediate need for tool (Planned Zoning District) to address specific needs throughout the City.

A Planned Zoning District (PZD) could be considered a hybrid approach to zoning, as it combines the practices of standard "base" zoning (AG, R-2, R-4, B-2, etc.) and Planned Unit Developments. Spring Hill's Provisions for Planned Unit Development Districts contain very specific criteria and do not promote flexibility in form, density, or use that is currently needed. While several of the City's base zoning district provide for maximum flexibility in use, they do not promote predictability and protect for neighboring properties/residents or the City.

A PZD combines the predictability and strict scrutiny of a Planned Unit Development with the flexibility for development afforded with base zoning districts, but it also creates opportunities for creativity and innovation that are not possible under the standard criteria of the City's zoning and subdivision regulations, such as but not limited to form-based zoning districts, urban sidewalks with tree wells, alternative storm water management techniques, flexible parking standards, and permeable pavement.

A Planned Zoning District is a tool that is used in multiple cities throughout the nation, and Planned Unit Developments are often written to function similarly to a Planned Zoning District. Staff has written a new article of the Zoning Ordinance that combines the best practices of many different models so that this PZD process could be specific to Spring Hill.

Request: Staff proposes to amend the City's zoning ordinance to include new provisions that would permit a property owner to submit a new type of zoning and development application. This proposal does not change any existing zoning district or process. The following chart outlines a summary of the attached proposal:

Code Section	Proposal	Purpose
Article 14, Amendment	Add "Planned Zoning District" to all notification requirements	A PZD is a rezoning application and requires notice. The City's notification requirements list the type of rezoning application specifically.
Article 18, Planned Zoning District	Create a new article for "Planned Zoning District"	This new article will establish the enabling legislation for a property owner to submit an application for a PZD.
Section 1, Applicability	Make the PZD an option for any property located within the City Limits	
Section 2, Purpose	Identify the purpose of a PZD	A PZD is intended to be a special tool for a property and for the City to permit and encourage projects that cannot be achieved

		through the standard "base" zoning districts (R-2, R-4, B-2, etc.). This tool is meant to encourage redevelopment, economic development, and cultural enrichment. It may be a single-use development (such as Rippavilla) or a mixed-use development (such as that planned for the Children's Home property).
Section 3, Rezoning	Outline the requirements for a PZD	A PZD is designed to be customized zoning, similarly to a Planned Unit Development, but to also provide more flexibility in the development of the property. This section outlines the information that must be submitted for the Planning Commission and Board of Mayor and Aldermen (BOMA) to consider. It also explains that the Planning Commission and BOMA may limit the PZD below the criteria proposed.
Section 4, Submittal Requirements	Establish standard criteria for the submittal of the required information outlined in Section 3	This section permits an applicant to submit an application for zoning only (to create the customized zoning district) or to submit an application for zoning and development (to create the customized zoning district and to subdivide the property by zoning district or develop the property in accordance with the proposed criteria)
Section 5, Phasing	Create flexibility in the phasing or implementation of the project	A PZD can range in scope, complexity, or size. For example, someone could submit a single-use PZD application for a one-acre property that is already developed or a mixed-use PZD application for a 600-acre property that isn't developed. These two examples have different phasing needs. This section sets the standard vesting periods enforced by the City but also permits a property owner to submit a phasing plan that would extend the vesting rights specific to the complexities of the project.

Since the work session meeting, staff has made the following changes to the proposal, which are also reflected in red font in the attached document:

1. Section 3(A) – included a sentence stating "projects determined to be a refuge from the requirements of an equivalent base zoning district shall not be accepted by the Planning Department (see Article XVII, Appeals, Section 4)", as discussed during the meeting.

   Staff has also included an additional sentence stating "should the Planning Department find that the project cannot be accomplished by requesting rezoning approval for a base zoning district or that the proposed PZD would provide additional protection for neighboring properties than a base zoning district, the PZD application may be accepted and presented to the Planning Commission and Board of Mayor and Aldermen." The purpose of this language is to clarify that the Planning Department may forward an application to the Planning Commission for

review. For example: should a property submit a PZD application that meets the City's single-family detached criteria for the R-4 zoning district but prohibits the attached dwellings that are permitted in the R-4 zoning district, this technically could be considered something that can be accomplished under the base R-4 zoning district. However, the PZD proposal would provide additional protection for the neighboring properties and possibly the City's best interest; therefore, a PZD may be the appropriate tool. In this event, the Planning Department would likely present the application to the Planning Commission.

Should a property owner submit a PZD application that is identical to the base R-5 zoning district (apartments), the Planning Department would not be permitted to accept the application, and the applicant would submit a rezoning application to the R-5 zoning district in order to proceed with the project.

2. Section 3(H) – included a new subsection requiring a maintenance organization for common open space if it is to be held by an organization other than a public agency.

3. Section 4(A) and (B) – corrected the cross references.

Open space and amenities. Staff has not made changes to the proposal with regard to requirements for open space and amenities. Further, staff cautions against including requirements for open space and amenities. The City has adopted zoning districts that already require open space and amenities. The PZD is intended to be a tool for special projects that would be an asset to Spring Hill but cannot be accomplished under the provisions of the City's base zoning districts.

The inclusion of such requirements would begin to dictate the form and compromise the flexibility and application of this tool, rendering it pointless. For example: should open space and amenity requirements be included in the basic requirements of the enabling legislation for Planned Zoning Districts –

- This tool would no longer be an option for something like the Northfield Workforce Development and Conference Center, which has requested to be annexed into the City. Currently, the Zoning Ordinance does not have the means to permit the Northfield Workforce Development and Conference Center to operate should it be annexed.

- A downtown environment would not be permitted under the PZD. A traditional downtown environment, similarly to that envisioned for the Children's Home property or for the Downtown/Town Center Area of the Future Land Use Plan, has streets lined with attached buildings. These buildings typically cover 90% to 100% of the lot area, as "open space" is provided in the form of town squares or city parks.

- Residential or mixed-use developments adjacent to existing dedicated open space or city parks would be required to include additional open space or amenities that could be considered redundant and would unnecessarily increase the cost of living in that neighborhood, as these residents would bear the burden of establishing a maintenance organization and paying for the maintenance of these redundant and unnecessary areas.

Even if open space and amenity requirements are not included in the basic requirements of the enabling legislation for Planned Zoning Districts, the Planning Commission and Board of Mayor and Aldermen will always have the authority to require these provisions if determined appropriate in individual applications.

Procedural requirements. Staff also has not made changes to include procedural requirements, as these are already adopted under Article IV, Section 8 of the Zoning Ordinance. It is important to keep in mind that the proposed Article 18 only creates the enabling legislation to propose customized zoning districts and customized phasing for Planning Commission consideration and Board of Mayor and Aldermen approval. The subdivision and development of properties regulated by these customized zoning districts must follow the standard development review process as established by Article IV, Section 8. The required process for any modification to or variance from a zoning district applies to a PZD – modification to the district requires Planning Commission recommendation and Board of Mayor and Aldermen approval, and a variance from the application of the district requirements must be approved by the Board of Zoning Appeals.

Submittal requirements. Finally, based on staff's experience in administering and enforcing a tool similar to this proposal, the requirement for a booklet has remained in the proposed draft. The availability of having the requirements of an approved PZD in booklet form (this proposal does not include binding and formatting requirements) is simple, predictable, and efficient in administering the requirements adopted for the property. The booklet could be two pages (a cover page with the project name and a page outlining the zoning criteria) or 200 pages, depending on the complexity of the project.

Recommendation: Staff finds that the proposal, as it is written, provides for a greatly needed tool in the City of Spring Hill to consider unique or special projects that cannot be accomplished through the standard zoning and associated development regulations. The proposed structure of this tool would bring property owners, staff, and decision makers to one table to discuss the best outcome to allow for creativity and innovation while protecting the City's best interest.

Based on this information, staff recommends forwarding **ADM 131-2015** to the Board of Mayor and Aldermen with a recommendation for approval.

ARTICLE XVIII
PLANNED ZONING DISTRICT

Section 1. Applicability

Any property located within the city limits is eligible for a Planned Zoning District (PZD).

Section 2. Purpose

The intent of the PZD is to permit and encourage comprehensively planned zoning and developments that cannot be achieved through the current base zoning districts of this Zoning Ordinance and whose purpose is redevelopment, economic development, cultural enrichment, or to provide a single-purpose or mixed-use planned development and to permit the concurrent processing of zoning and development. The Board of Mayor and Aldermen may consider any of the following factors in review of a PZD application:

A. *Flexibility.* Providing for flexibility in the distribution of land uses, in the density of development and in other matters typically regulated in zoning districts.

B. *Compatibility.* Providing for compatibility with the surrounding land uses.

C. *Harmony.* Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.

D. *Variety.* Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and redevelopment opportunities.

E. *No negative impact.* Does not have a negative effect upon the future development of the area:

F. *Coordination.* Permit coordination and planning of the land surrounding the PZD and cooperation between the City and private developers in the urbanization of new lands and in the renewal of existing deteriorating areas.

G. *Open space.* Provision of more usable and suitably located open space, recreation areas and other common facilities that would not otherwise be required under conventional land development regulations.

H. *Natural features*. Maximum enhancement and minimal disruption of existing natural features and amenities.

I. *Comprehensive Plan*. Comprehensive and innovative planning and design of mixed use yet harmonious developments consistent with the guiding polices, principles, and recommendations of the Comprehensive Plan.

J. *Special Features*. Better utilization of sites characterized by special features of geographic location, topography, size or shape.

K. *Recognized zoning consideration*. Whether any other recognized zoning or municipal code consideration would be violated in this PZD.

Section 3. Rezoning

Property may be rezoned to the PZD by the Board of Mayor and Aldermen in accordance with the requirements of this chapter.

A. A PZD shall not be used as a refuge from the requirements of an equivalent base zoning district. Projects determined to be a refuge from the requirements of an equivalent base zoning district shall not be accepted by the Planning Department (see Article XVII, Appeals, Section 4). Should the Planning Department decide that the project cannot be accomplished by requesting rezoning approval for a base zoning district or that the proposed PZD would provide additional protection for neighboring properties than a base zoning district, the PZD application may be accepted and presented to the Planning Commission and Board of Mayor and Aldermen.

B. Proposed districts shall identify all uses, permitted by right or on appeal, subject to Board of Mayor and Aldermen approval of the PZD request.

C. Residential densities shall be determined on the basis of the following:

1. The densities of surrounding development;

2. The densities allowed under the current Zoning;

3. The development goals and other polices of the City's Comprehensive Plan;

4. The topography and character of the Natural environment; and

5. The impact of a given density on the specific site and adjacent properties.

D. *Building setback*. There shall be no minimum building setback requirement except as may be determined by the Planning Commission and the Board of Mayor and Aldermen during review of the zoning plan based on the uses within the development and the proximity of the development to existing or prospective development on adjacent properties.

E. *Building height*. There shall be no maximum building height except as may be determined by the Planning Commission and Board of Mayor and Aldermen during the review of the zoning plan based on the uses within the development and the proximity of the development to existing or prospective development on adjacent properties. A lesser height may be established by the Planning Commission or Board of Mayor and Alderman when it is deemed necessary to provide adequate light and air to adjacent property and to protect the visual quality of the community.

F. *Building area*. The Planning Commission and Board of Mayor and Aldermen shall review specific proposed lot coverages with generally correspond to the guidelines for lot coverage in the respective residential, office commercial or industrial district which most depicts said development scheme.

G. *Design and development*. The Planning Commission and Board of Mayor and Aldermen shall review specific proposed design and development criteria if the proposal intends to incorporate techniques and specifications beyond those permitted in the City's Zoning Ordinance and Subdivision Regulations.

H. *Maintenance Organization*. In any instance where common open space is to be conveyed to an organization other than a public agency, the Planning Commission and the Board of Mayor and Aldermen shall require that the landholder provide for and establish an organization for the ownership and maintenance of any common open space.

1. Such organization shall not be dissolved nor shall it dispose of any common open space, by sale or otherwise (except to an organization conceived and established to own and maintain the common open space), without first offering to dedicate the same to the City and the said dedication be approved by the Planning Commission.

2. In the event that the organization established to own and maintain common open space, or any successor organization shall at any time after the establishment of the PZD fail to maintain the common open space in reasonable order and condition in accordance with the final approved plan, the Planning Department may serve written notice upon such organization and/or the owners or residents of the property. Should the organization fail to maintain the common open space thirty (30) days after the issuance of written notice, the Planning Department shall call upon any public or private agency to maintain the common space for a period of one (1) year. When the Planning Department determines that the organization is not prepared for the maintenance for yearly periods. The cost of such maintenance shall be assessed proportionately against the properties within the PZD that have a right to enjoyment of the common open space, and shall become a lien on said properties.

Section 4. Submittal Requirements

An application shall not be considered complete until the required submittal information has been provided to the Planning Department.

A. Application type.
   1. Zoning only. A PZD application may be submitted to establish the zoning criteria of a property, in accordance with Section 3 of this article.

   2. Zoning and development. An applicant may elect to submit a PZD application with a ~~preliminary plat or site plan~~ development application, in accordance with the requirements of Article IV, Sections 8.1 and 8.2.

B. All PZD applications shall include a booklet and concept plan:
   1. *Booklet*. Describe the intent of each proposed district and list all zoning, design, and development criteria, as outlined in Section 3 of this Article.

   2. *Concept Plan*. Illustrate the general development form and arrangement permitted by the proposed districts.

Section 5. Phasing

Standard vesting periods shall apply for an application requiring preliminary approval, as outlined in Article IV, Section 8.4.

A. Exception. The Board of Mayor and Aldermen may approve a phasing plan granting extended vesting periods than the standard. The proposed phasing plan shall include the action that commences the initial vesting period and all subsequent actions that extend the initial vesting period, similar to the organization of Article IV, Section 8.4. The initial vesting period shall not exceed 15 years for undeveloped properties.