

SPRING HILL
MUNICIPAL PLANNING COMMISSION
PUBLIC HEARING AGENDA
199 Town Center Parkway
Monday, March 14, 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. Please take this time to silence all cell phones and electronic devices.

Concerned Citizens (Non-Agenda Items)

Public Comment (Agenda Items)

Approval of February 8, 2016 meeting minutes

Approval of the agenda

Consent Agenda:

Bonds and Infrastructure to be considered

1. **Resolution 16-04:** To recommend acceptance and dedication of road rights-of-way and public improvements shown on the existing plat for The Reserve of Port Royal Phase 1-A
2. **Resolution 16-09:** To release the maintenance bond for The Reserve at Port Royal Phase 1-A
3. **Resolution 16-10:** To release the maintenance bond for The Reserve at Port Royal Phase 1-B
4. **Resolution 16-05:** To recommend acceptance and dedication of road rights-of-way and public improvements shown on the existing plat for The Reserve of Port Royal Phase 2-A
5. **Resolution 16-11:** To release the maintenance bond for The Reserve at Port Royal Phase 2-A
6. **Resolution 16-03:** To recommend acceptance and dedication of road rights-of-way and public improvements shown on the existing plat for The Reserve of Port Royal Phase 2-B
7. **Resolution 16-12:** To release the maintenance bond for The Reserve at Port Royal Phase 2-B
8. **Resolution 16-18:** To release the performance bond for 2600 feet of Reserve Boulevard final topping
9. **Resolution 16-13:** To release the maintenance bond for The Reserve at Port Royal Phase 3
10. **Resolution 16-14:** To release the maintenance bond for The Reserve at Port Royal Phase 4
11. **Resolution 16-15:** To release the maintenance bond for Dakota Pointe Phase 1 & 2
12. **Resolution 16-16:** To release the maintenance bond for Benevento East Section 1
13. **Resolution 16-22:** Establish a maintenance bond for Reserve Commercial Park North Section 3

14. **PPL 142-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for property located in the Laurels at Town Center. The property is zoned R-2 (Medium Residential) PUD and contains two (2) lots. The applicant requests preliminary plat approval for two residential lots and a permanent cul-de-sac.
15. **FPL 139-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for Cherry Grove Addition Phase 5. The property is zoned R-2 (Medium Residential) PUD and contains approximately 9.32 acres. The applicant requests final plat approval for 27 single-family residential lots
16. **FPL 140-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for Cherry Grove Addition Phase 6, Section 2. The property is zoned R-2 (Medium Residential) PUD and contains approximately 4.864 acres. The applicant requests final plat approval for 13 single-family residential lots.
17. **FPL 141-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for Copper Ridge Phase 3, Section 2. The property is zoned R-4 (High Density) and contains approximately 4.143 acres. The applicant requests final plat approval for 20 single-family residential lots.
18. **PPL 144-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for Autumn Ridge Phase 6. The property is zoned R-2 (Medium Residential) and contains approximately 4.66 acres. The applicant requests preliminary plat approval for 11 single-family residential lots.
19. **PPL 145-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for Autumn Ridge Phase 7. The property is zoned R-2 (Medium Residential) and contains approximately 11.97 acres. The applicant requests preliminary plat approval for 31 single-family residential lots.

New Business

1. **STP 137-2016:** Submitted by Jim Lukens, P.E. for property located on Tom Lunn Rd. The property is zoned M-1 and contains approximately 5 acres. The applicant requests site plan approval for a 22,100 s/f Warehouse.
2. **SKP 146-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for property located at the corner of Wall Street and Commonwealth Dr. The property is zoned B-4 (Central Business District) and contains approximately 1.703 acres. The applicant requests sketch plan approval for a multi-tenant retail center.
3. **STP 147-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for property located at 2080 & 2090 Wall Street. The property is zoned B-4 (Central Business District) and contains approximately 2.916 acres. The applicant requests site plan approval for an 18,705 sq./ft. of retail space.
4. **STP 148-2016:** Submitted by Bret Morton, PE for property located at the Reserve Commercial Park South, Lot 4. The property is zoned B-4 (Central Business District) and contains approximately 1.25 acres. The applicant requests site plan approval for a 10,894 sq./ft. Dental Clinic.
5. **STP 152-2016:** Submitted by Century Investment Partners, Inc. for property located on Miles Johnson Parkway. The property is zoned B-4 and contains approximately 5.01 acres. The applicant requests site plan approval for a 64,090 sq./ft. assisted living and memory care facility.

Other Business

Adjourn

**SPRING HILL
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, FEBRUARY 8, 2016
5:30 P.M.**

Vice Chairman Matt Koss called the meeting to order

Members present were: Alderman Jonathan Duda, Matt Koss, Paula Hepp, Alderman Matt Fitterer, and Charles Schoenbrodt. Also present were: City Attorney Patrick Carter, Dara Sanders, Bonnie Turnbow, City Engineer, Tom Wolf. Absent were Paul Downing and Pat Hairston.

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. Please silence all cell phones and electronic devices.

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

Public Comment (Agenda Items)

Nicola Stadler, 2111 Spring Hill Circle. Voiced her concerns and disapproval of RZN 130-2015.
Casey Kinnan, 2176 Spring Hill Circle. Voiced his concerns and disapproval of RZN 130-2015.
Kathleen Butler. Voiced her concerns and disapproval of RZN 130-2015.
Isong Isong, 4000 Williford Way. Voiced his concerns and disapproval of RZN 130-2015.
Leanne West-Malm, 2158 Spring Hill Circle. Voiced her concerns and disapproval of RZN 130-2015.
Michael Lax, 2106 Spring Hill Circle. Voiced his concerns and disapproval of RZN 130-2015 and No traffic study.
Rachel Stadler, 2111 Spring Hill Circle. Voiced her concerns and disapproval of RZN 130-2015.
Liz Watkins, 2126 Spring Hill Circle. Voiced her concerns and disapproval of RZN 130-2015.
Alicia Kiefer, 2155 Spring Hill Circle. Voiced her concerns and disapproval of RZN 130-2015.

Alderman Fitterer made a motion to add Resolution 16-20 and Resolution 16-21 to the agenda under New Business. Motion seconded by Commissioner Hepp. Motion passed 5/0.

Alderman Duda made a request to move **FPL 122-2016** from the Consent agenda to the Regular agenda.

Approval of January 11, 2016 meeting minutes: Alderman Fitterer made a motion to approve the January 11, 2016 meeting minutes. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/0.

Approval of the agenda: Alderman Fitterer made a motion to approve the agenda with amendments. Motion seconded by Alderman Duda. Motion passed 5/0.

Consent Agenda:

1. **Resolution 16-06:** To Establish a Performance Bond for Woodland Trace Phase 2.
2. **Resolution 16-07:** To Establish a Maintenance Bond for Woodland Trace Phase 2.
3. **Resolution 16-08:** To Reduce the Performance Bond and Establish a Maintenance Bond for TN Spring Hill Wilkes

4. **ADM 135-2016:** Submitted by Civil Site Design Group for property located at McCormick Crossing at Beechcroft Rd. The property is zoned R-2 (Medium Density) and contains 24.5 acres. The applicant request to the Planning Commission's conditions of approval for Meadows at Spring Hill.

Alderman Fitterer made a motion to approve the Consent agenda with the amendments. Motion seconded by Alderman Duda. Motion passed 5/0.

Old Business:

1. **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.

Staff Conditions:

1. Right-of-way shall be dedicated in accordance with the Major Thoroughfare Plan.
2. Future street improvements and traffic signalization will be evaluated at the time of development requests submitted for the five (5) commercial lots and will be at the expense of the applicant for those requests.

Alderman Duda made a motion to replace condition #2 with the following:

Prior to another building permit being issued, a development agreement will be drafted with staff for Planning Commission approval, the terms of which include the applicant will place funds in escrow in an amount sufficient to cover 25% of the costs of traffic signalization or street improvements required by the city.

Motion seconded by Alderman Fitterer. Motion to amend conditions passed 5/0.

Alderman Fitterer made a motion to approve **FPL 122-2015** as amended. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/0.

2. **NCP 126-2015:** Submitted by Sawyer Land Surveying, LLC 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 single family residential lots.

Staff Conditions:

1. Shared access and alley location will be determined at the time of preliminary plat application. Individual private driveways will not be permitted onto Depot Street.
2. Approval of the neighborhood concept plan shall be valid for a period of three (3) years during which time a preliminary plat application must be submitted for Planning Commission review and approval.
3. Modifications to the approved neighborhood concept plan may require Planning Commission approval prior to submittal of a preliminary plat application.

Alderman Duda made a motion to approve **NCP 126-2015** with staff conditions. Motion seconded by Alderman Fitterer. Motion passed 5/0.

3. **RZN 130-2015:** Submitted by Kiser & Vogrin Design, LLC for property located at 4820 Main St. The property is zoned R-2 and contains approximately 20 acres. The applicant is requesting rezoning of the property from R-2 to B-2 and R-4.

Staff Conditions:

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

1. The applicant shall provide additional supporting documentation for the traffic projections presented.
2. Permitted uses in the R-4 shall be limited to the proposed density, layout, and dwelling types, as indicated on the concept plan.

Alderman Fitterer made a motion to approve **RZN 130-2015** with staff conditions. Motion seconded by Alderman Duda. Motion passed 3/2.

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

Alderman Fitterer made a motion to amend **ADM 131-2015** to strike the red text in Section 3-A. Motion seconded by Commissioner Hepp. Motion to amend passed 5/0.

Alderman Fitterer made a motion to approve **ADM 131-2015** as amended. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/0.

New Business:

- 1.) **Resolution 16-20:** To Establish a Performance Bond for Port Royal Reserve Phase 5, Section 1, 2 & 4.

Alderman Fitterer made a motion to approve **Resolution 16-20**. Motion seconded by Alderman Duda. Motion passed 5/0.

- 2.) **Resolution 16-21:** To Establish a Performance Bond for Port Royal Reserve Phase 5, Section 3.

Alderman Fitterer made a motion to approve **Resolution 16-21**. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/0.

- 3.) **STP 125-2015:** Submitted by TSquare Engineering Inc. for property located at 3793 Old Port Royal Rd North. The property is zoned M-1 and contains approximately 6.79 acres. The applicant request site plan approval for a 5250 sq/ft storage facility.

Staff Conditions:

1. *Design Review Commission determination of compliance with the Design Review Guidelines.* Staff recommends approval, finding that the proposed building will be identical to those already constructed on the property and compatible with the surrounding area.
2. 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.
3. 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.

4. The site plan shall be constructed as proposed and in accordance with the conditions of approval.

Alderman Fitterer made a motion to approve **STP 125-2015** with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/0.

- 4.) **STP 133-2016**: Submitted by LeCraw Engineering for property located at 4925 Main Street. The property is zoned B-3 (Intermediate Business District) and contains approximately .91 acres. The applicant request site plan approval for a 7,900 S.F. retail tire store.

Staff Conditions:

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.
2. The applicant shall dedicate right-of-way for Main Street in the amounts of 47.5 feet from centerline.
3. Prior to the issuance of permits, the applicant shall obtain and submit approval for the proposed access to the southwest corner of the property.
4. 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.
5. Prior to the issuance of a building permit, the applicant shall dedicate right-of-way for Main Street in the amount of 47.5 feet from centerline by an easement plat.
6. Prior to the issuance of a building permit, the applicant shall address all engineering revisions and provide the requested information.
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.

Alderman Fitterer made a motion to approve **STP 133-2016** with the 10 staff conditions. Motion seconded by Alderman Duda. Motion passed 5/0.

- 5.) **SKP 134-2016**: Submitted by Carter Engineering Consultants. The property is located on Port Royal Road. The property is zoned B-4 (Central Business District) and contains approximately 1.07 acres. The applicate requests sketch plan approval for a restaurant containing 3,652 square feet and associated parking.

Staff Conditions:

1. The applicant shall be required to install sidewalks along the northern and eastern boundaries to connect with existing sidewalks Port Royal Road and at the southeast corner of the property.
2. Sketch plan approval is valid for one (1) year, during which time the applicant shall be required to submit a site plan application in accordance with the approved access, sidewalk improvements, site design, and Planning Commission conditions.
3. Modification to the approved sketch plan may require Planning Commission approval prior to submittal of a site plan application.

Alderman Fitterer made a motion to approve **SKP 134-2016** with the 3 staff conditions. Motion seconded by Alderman Duda. Motion passed 5/0.

6.) **RZN 138-2016** Submitted by Huntley Gordon for property located at 5238 Main Street. The property is zoned B-2 and contains approximately 2.3 acres. The applicant request approval for rezoning from a B-2 (Neighborhood Shopping District) to B-4 (Central Business District).

Alderman Duda made a motion to forward **RZN 138-2016** to the Board of Mayor and Alderman with a recommendation of approval. Motion seconded by Commissioner Hepp. Motion fails 1/4.

Alderman Fitterer made a motion to forward **RZN 138-2016** to the Board of Mayor and Alderman with a recommendation for denial. Motion seconded by Commissioner Hepp. Motion passed 4/1.

Other Business

Revised 2016 Meeting Schedule

Alderman Duda made a motion to approve the Revised 2016 Planning Commission Meeting Schedule. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/0.

Adjourn

Paul Downing, Chairman

Dara Sanders P.C. Secretary

**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 IMPROVEMENTS 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 14th day of March, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

January 19, 2016

Tennessee Contractors (Tyler Ring)

Reserves at Port Royal

Phase **1-A**, 1-B, 2-A, 2-B, 3, & 4

Development Name: Tennessee Contractors (Tyler Ring)

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

Public Improvements: Final Topping on streets

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

Wayne Patterson
City of Spring Hill Utility Inspector (signature)

WAYNE PATTERSON
Printed name:

Approved By:
Jeff Foster
Jeff Foster, Director of Public Works

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



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

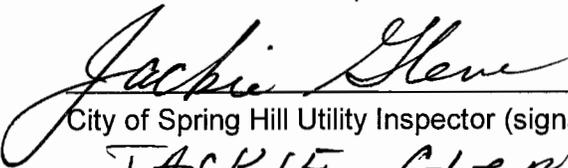
Public Improvements: Water Lines, Sewer Lines, Storm Water Lines, Curbs, Street Lights, Sidewalks

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.

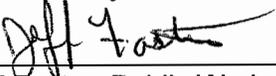
Further, a Developer Agreement established a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.



City of Spring Hill Utility Inspector (signature)
JACKIE GLENN

Printed name:

Approved By:



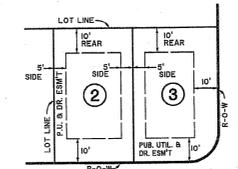
Jeff Foster, Public Works Director

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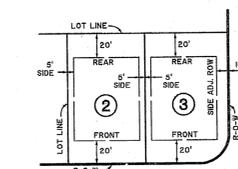


BEARINGS BASED ON DEED OF RECORD IN BOOK R7H PAGE 462, R.O.M.C. TENN.



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

NOT TO SCALE APPLICABLE TO ALL LOTS SHOWN HEREON UNLESS A GREATER SETBACK IS SHOWN AND DIMENSIONED

BULK STANDARDS

BULK ITEM (PHASE ONE)	
NUMBER OF LOTS	47
MINIMUM LOT SIZE	7,000 SQ. FT.
MINIMUM LOT WIDTH & FRONT SETBACK	50 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

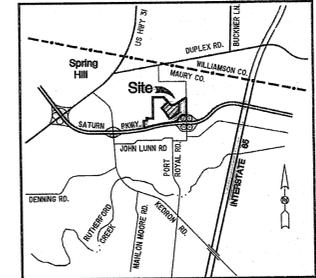
- PROPERTY MAP 28, P/O PARCEL 10, 11th CIVIL DISTRICT, MAURY COUNTY TENNESSEE.
- DEVELOPER: TENN. CONTRACTORS INC. P.O. BOX 314 FRANKLIN, TENNESSEE 37065-0314 (615) 305-1033
- PLANNER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOC. INC. 618 GRASSMERE PARK DRIVE/SUITE 4 NASHVILLE, TENNESSEE 37211 (615) 331-0800
- EXISTING ZONING: RESIDENTIAL PLANNED UNIT DEVELOPMENT (P.U.D.)
- A PORTION OF THE PROPERTY AS SHOWN HEREON IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DEPICTED ON COMMUNITY PANEL 47023 0009, EFFECTIVE DATE NOV. 3, 1987, AS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 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")
- ALL PROPERTY AND LOT CORNERS SHOWN HEREON ARE MONUMENTED WITH IRON PINS (1/2" DIAMETER REBAR WITH CAP), SET THIS SURVEY, UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH, NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR STREET LIGHTS AND STREET SIGNS AS REQUIRED BY THE CITY OF SPRING HILL.
- 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.
- PROPOSED FLOODPLAIN INFORMATION BASED ON FLOOD STUDY BY AUBREY L. FLY AND ASSOCIATES.
- ALL OPEN SPACE AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.

LOT DATA

LOT	SQ. FT.	ACRES	LOT	SQ. FT.	ACRES
1	7882	0.181	49	7041	0.162
2	7356	0.180	50	7951	0.183
3	8440	0.194	51	8072	0.185
4	7962	0.183	52	8353	0.192
5	7215	0.166	53	8406	0.193
6	7150	0.164	54	8120	0.186
7	7150	0.164	55	7150	0.164
8	7150	0.164	56	8553	0.196
9	7241	0.166	58	10442	0.240
10	7303	0.168	59	9633	0.221
11	7488	0.172	60	7934	0.182
12	7816	0.179	61	8125	0.187
13	7816	0.179	62	8470	0.194
14	7487	0.172	63	8555	0.196
15	7153	0.164	64	7687	0.176
16	7150	0.164	65	7318	0.168
17	7150	0.164	66	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°28'39"	325.00	201.24	103.96	198.04	S 24°14'59" E
C25	35°28'39"	375.00	232.20	119.96	228.51	S 24°14'59" E
C54	35°48'32"	583.62	364.75	188.35	358.84	S 69°13'27" W
C55	26°48'19"	780.00	364.92	185.86	361.60	N 6°24'51" E
C56	26°48'19"	720.00	336.85	171.56	333.78	N 6°24'51" W
C57	38°07'02"	643.62	428.10	222.35	420.33	S 67°41'2" W



VICINITY MAP not to scale

07/12/2005 - 10:34 AM
05010269

3 PGS 1 AL - PLAT
 SURVEY MATCH: 24323
 07/12/2005 - 10:34 AM
 PLAT BOOK : P16
 PAGE : 22
 RECORDING FEE 20.00
 UP FEE 5.00
 TOTAL AMOUNT 25.00
 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 herein 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. 7-11-05
 John Ringman
 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
 James J. V. King
 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
 James J. V. King
 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 "1" 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
 Mark J. King
 Registered Land Surveyor 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
 Daniel White
 Appropriate Governmental Representative

CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES

Street Names approved by Maury County Emergency Communications.

James R. King 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.

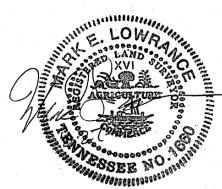
Date: 7-11-05
 Kenneth C. Nole
 Secretary, City of Spring Hill Planning Commission

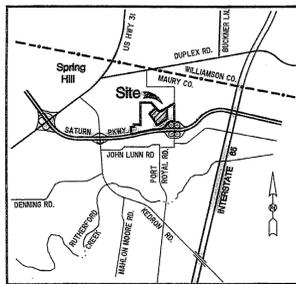
FINAL SUBDIVISION PLAT

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'

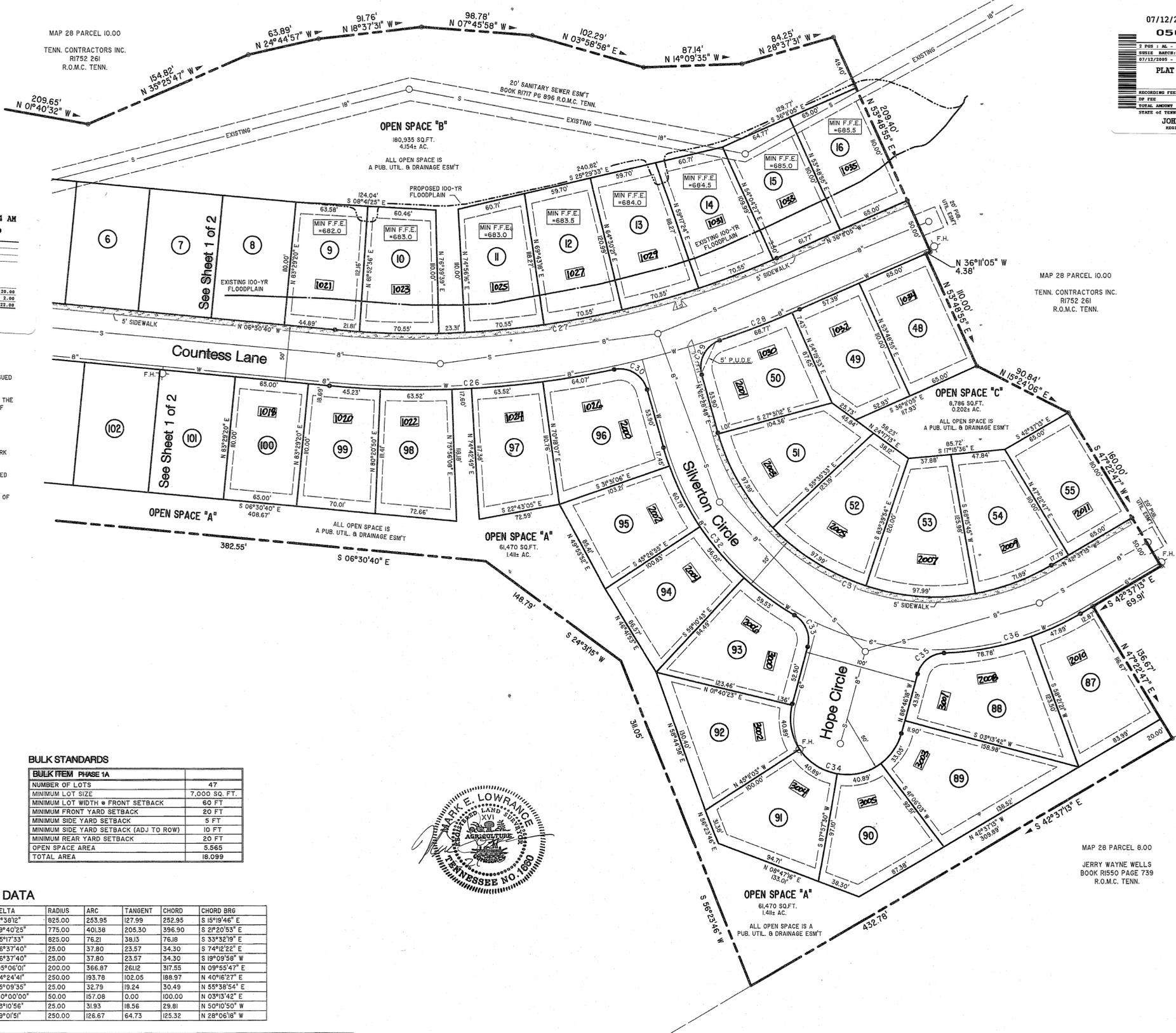




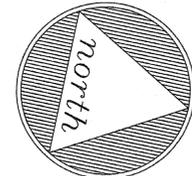
VICINITY MAP not to scale

07/12/2005 - 10:34 AM
05010269
 2 PAGES - PLAN
 SERIAL NUMBER: 36333
 07/12/2005 - 10:34 AM
 PLAT BOOK : P16
 PAGE : 21
 RECORDING FEE 20.00
 DP FEE 2.00
 TOTAL AMOUNT 22.00
 STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
 REGISTER OF DEEDS

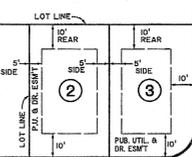
- NOTES**
- PROPERTY MAP 28, P/O PARCEL 10, 11th CIVIL DISTRICT, MAURY COUNTY TENNESSEE.
 - DEVELOPER: TENN. CONTRACTORS INC. P.O. BOX 314 FRANKLIN, TENNESSEE 37065-0314 (615) 305-1033
 - PLANNER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOC. INC. 618 GRASSMERE PARK DRIVE/SUITE 4 NASHVILLE, TENNESSEE 37211 (615)331-0809
 - EXISTING ZONING: RESIDENTIAL PLANNED UNIT DEVELOPMENT (P.U.D.)
 - A PORTION OF THE PROPERTY AS SHOWN HEREON IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DEPICTED ON COMMUNITY PANEL 47023 0103B, EFFECTIVE DATE NOV. 3, 1997, AS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - 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")
 - ALL PROPERTY AND LOT CORNERS SHOWN HEREON ARE MONUMENTED WITH IRON PINS (1/2" DIAMETER REBAR WITH CAP), SET THIS SURVEY, UNLESS OTHERWISE NOTED.
 - THIS PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR STREET LIGHTS AND STREET SIGNS AS REQUIRED BY THE CITY OF SPRING HILL.
 - 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. TENN.
 - PROPOSED FLOODPLAIN INFORMATION BASED ON FLOOD STUDY BY AUBREY L. FLY AND ASSOCIATES.
 - ALL OPEN SPACE AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.



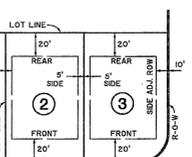
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 TOTAL AMOUNT 22.00
 STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
 REGISTER OF DEEDS



BEARINGS BASED ON DEED OF RECORD IN BOOK R1717 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
 NOT TO SCALE
 APPLICABLE TO ALL LOTS SHOWN HEREON UNLESS A GREATER SETBACK IS SHOWN AND DIMENSIONED

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	7951	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	56	8553	0.196	104	7123	0.164	
9	7241	0.166	57	10442	0.240	105	7108	0.163	
10	7303	0.168	58	9633	0.221	106	7446	0.171	
11	7488	0.172	59	7934	0.182	107	7150	0.164	
12	7816	0.179	60	825	0.187	108	7150	0.164	
13	7816	0.179	61	8470	0.194	109	8665	0.199	
14	7487	0.172	62	8555	0.196	110	8470	0.194	
15	7153	0.164	63	7687	0.176	111	8470	0.194	
16	7150	0.164	64	95	7318	0.168	112	180935	4.154
17	7150	0.164	65	9536	0.219	113			

BULK STANDARDS

BULK ITEM	PHASE 1A	PHASE 1B
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	

CURVE DATA

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C26	17°38'12"	825.00	283.95	127.99	252.95	S 15°19'46" E
C27	29°40'25"	775.00	401.38	205.30	396.90	S 2°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	29.91	N 50°10'50" W
C36	29°01'51"	250.00	126.67	64.73	123.32	N 28°06'18" W

- Legend**
- 8" S - SANITARY SEWER W/ MANHOLE
 - 8" W - WATER LINE
 - 4" - 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

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. R1757, page 251, 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
 John Fleming
 Owner(s)
 Date

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
 John J. Wilkey
 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
 John J. Wilkey
 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 "1" Land Survey as defined in Title 62, Chapter 16, Tennessee Code Annotated, and that the Ratio of Precision is equal to or greater than 1 : 10,000.

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

CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS OR BOND POSTING

I Herby 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
 Jarrod White
 Appropriate Governmental Representative

CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES

Street Names approved by Maury County Emergency Communications.

Date: 7-11-05
 Kenneth C. York
 Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING

I Herby 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

SHEET 2 OF 2
 PHASE 1A
The Reserve at Port Royal
 A PLANNED UNIT DEVELOPMENT

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'

**RESOLUTION 16-09 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
THE RESERVE AT PORT ROYAL PHASE 1-A**

WHEREAS, a Maintenance Bond is currently in place for said development; and

WHEREAS, the existing Letter of Credit, considered a “maintenance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sewer lines, water lines, storm water drainage, sidewalks, street lights, signage, curbs and streets with asphalt base course and final topping, would be constructed as per the approved design and function properly; and

WHEREAS, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

WHEREAS, release of said Maintenance Bond shall be contingent upon the Board of Mayor and Alderman approving a resolution for acceptance and dedication of road rights-of-way and public improvements for said development; and

WHEREAS, it is the recommendation of the City Engineer that the Maintenance Bond for The Reserve at Port Royal in the amount of \$39,667.50 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for The Reserve at Port Royal Phase 1-A in the amount of **\$39,667.50** is hereby approved

Passed and adopted this 14th day of March, 2016

Paul Downing, Chairman

Dara Sanders, Secretary

RESOLUTION 16-XX

**A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF
ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE
EXISTING PLAT FOR
THE RESERVE AT PORT ROYAL PHASE 1-A**

WHEREAS, Developer 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 Section VI, 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 Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way 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 City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way within The Reserve at Port Royal Phase 1-A as shown on the recorded plat is hereby approved.

Passed and adopted this 21st day of March, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

**RESOLUTION 16-10 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
THE RESERVE AT PORT ROYAL PHASE 1-B**

WHEREAS, a Maintenance Bond is currently in place for said development; and

WHEREAS, the existing Letter of Credit, considered a “maintenance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sewer lines, water lines, storm water drainage, sidewalks, street lights, signage, curbs and streets with asphalt base course and final topping, would be constructed as per the approved design and function properly; and

WHEREAS, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

WHEREAS, release of said Maintenance Bond is recommended as the Board of Mayor and Alderman has previously approved Resolution 14-151 for acceptance and dedication of road rights-of-way and public improvements for said development; and

WHEREAS, it is the recommendation of the City Engineer that the Maintenance Bond for The Reserve at Port Royal in the amount of \$35,182.50 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for The Reserve at Port Royal Phase 1-B in the amount of **\$35,182.50** is hereby approved

Passed and adopted this 14th day of March, 2016

Paul Downing, Chairman

Dara Sanders, Secretary

RESOLUTION 14-151

A RESOLUTION TO APPROVE ACCEPTANCE AND OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR THE RESERVE AT PORT ROYAL PHASE 1B

WHEREAS, Developer Tenn. Contractors, Inc. has a recorded Final Plat for The Reserve at Port Royal Phase 1B in Maury County Plat Book P16, Page 76; 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

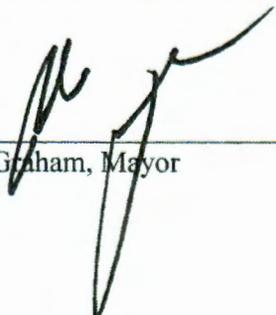
WHEREAS, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the Road Rights-of-Way, the design intent has been achieved; and

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 recommended 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 on December 8, 2014; and

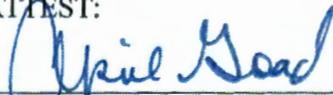
NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen, that dedication and acceptance of Road Rights-of Way and Public Improvement's within The Reserve at Port Royal Phase 1B as shown on the recorded plat is hereby approved.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, on the 15th day of December, 2014.



Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

**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 dated 4-5-05 and prepared by Anderson, Bell, Epp and Phase 2B

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 15th day of December, 2014, 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 2014
Date

[Signature]
Developer Signature

(CORPORATE SEAL)

ATTEST:

Opie Good
City Recorder

December 15, 2014

FOR THE CITY OF SPRING HILL:

BY: [Signature]
Signature
Shirley Anderson
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



**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 IMPROVEMENTS 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 14th day of March, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

January 19, 2016

Tennessee Contractors (Tyler Ring)

Reserves at Port Royal

Phase 1-A, 1-B, **2-A**, 2-B, 3, & 4

Development Name: Tennessee Contractors (Tyler Ring)

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

Public Improvements: Final Topping on streets

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

Wayne Patterson
City of Spring Hill Utility Inspector (signature)

WAYNE PATTERSON
Printed name:

Approved By:
Jeff Foster
Jeff Foster, Director of Public Works

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



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.

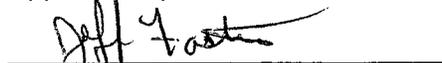
Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

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


City of Spring Hill Utility Inspector (signature)
JACKIE GLENN

Printed name:

Approved By:


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

Legend

- 8" S - SANITARY SEWER W/ MANHOLE
- 8" W - WATER LINE
- F - 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

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 R171 PAGE 462, R.O.M.C. TENN.

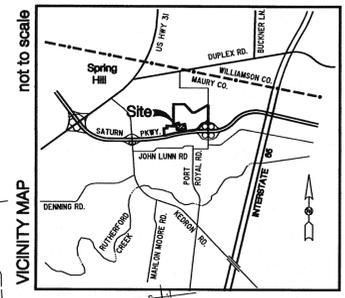
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PLAT BOOK : P16
PAGE : 176

RECORDING FEE 25.00
OF FEE 3.00
TOTAL AMOUNT 27.00

JOHN FLEHING
REGISTER OF DEEDS

MAP 28 PARCEL 10.00
TENN. CONTRACTORS INC.
R1752 261
R.O.M.C. TENN.



LOT DATA

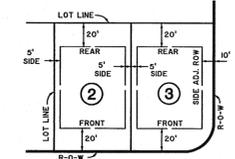
LOT NO.	SQ. FT.	ACRES
199	10589	0.245
170	8106	0.186
193	7758	0.178
194	7016	0.161
195	7966	0.183
196	7424	0.170
197	7557	0.173
204	7680	0.177
205	7990	0.182
206	7946	0.182
207	7615	0.175
331	10582	0.244
332	10536	0.242
333	8631	0.198
334	8631	0.198
335	10327	0.237
336	10239	0.235
337	9529	0.219
338	9161	0.210
339	7838	0.180
340	10366	0.238

CURVE DATA

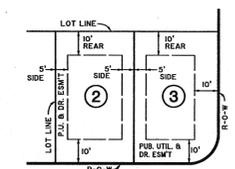
NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C70	88°18'08"	25.00	38.53	24.27	34.83	S 39°34'19" E
C71	89°17'32"	25.00	38.96	24.69	35.14	S 49°13'31" E
C72	90°00'00"	25.00	39.27	25.00	35.36	S 49°34'44" E
C73	90°00'00"	25.00	39.27	25.00	35.36	N 40°25'16" E
C74	90°00'00"	25.00	39.27	25.00	35.36	N 49°34'44" W
C75	90°00'00"	25.00	39.27	25.00	35.36	N 40°25'16" E
C78	05°09'15"	275.00	24.74	12.38	24.73	N 1°48'46" E
C85	15°51'5"	275.00	66.50	33.41	66.33	S 03°32'48" W
C86	88°46'05"	225.00	346.72	220.34	314.85	S 4°07'15" W
C87	75°31'2"	25.00	32.95	19.36	30.62	S 2°17'15" E
C88	180°00'00"	50.00	157.08	0.00	100.00	S 24°57'05" W
C89	75°31'2"	25.00	32.95	19.36	30.62	S 77°12'24" 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

NOTES

- PROPERTY MAP 28, P/O PARCEL 10, 1IN CIVIL DISTRICT, MAURY COUNTY TENNESSEE.
- DEVELOPER: TENN. CONTRACTORS INC. P.O. BOX 344 FRANKLIN, TENNESSEE 37065-0344 (615) 305-1033
- PLANNER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOC. INC. 618 GRASSMERE PARK DRIVE/SUITE 4 NASHVILLE, TENNESSEE 37211 (615)331-0809
- EXISTING ZONING: RESIDENTIAL PLANNED UNIT DEVELOPMENT (P.U.D.)
- 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.
- 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")
- ALL PROPERTY AND LOT CORNERS SHOWN HEREON ARE MONUMENTED WITH IRON PINS (1/2" DIAMETER REBAR WITH CAP), SET THIS SURVEY, UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH, NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR STREET LIGHTS AND STREET SIGNS AS REQUIRED BY THE CITY OF SPRING HILL.
- 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.
- PROPOSED AND EXISTING FLOODPLAIN INFORMATION IS TAKEN FROM EXISTING F.E.M.A. FLOODMAPS AND A FLOOD STUDY BY AUBREY L. FLY AND ASSOCIATES.
- ALL OPEN SPACE AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- NO DETENTION BASIN IS PROPOSED TO BE CONSTRUCTED WITH THIS PHASE.



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

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PLAT BOOK : P16
PAGE : 175

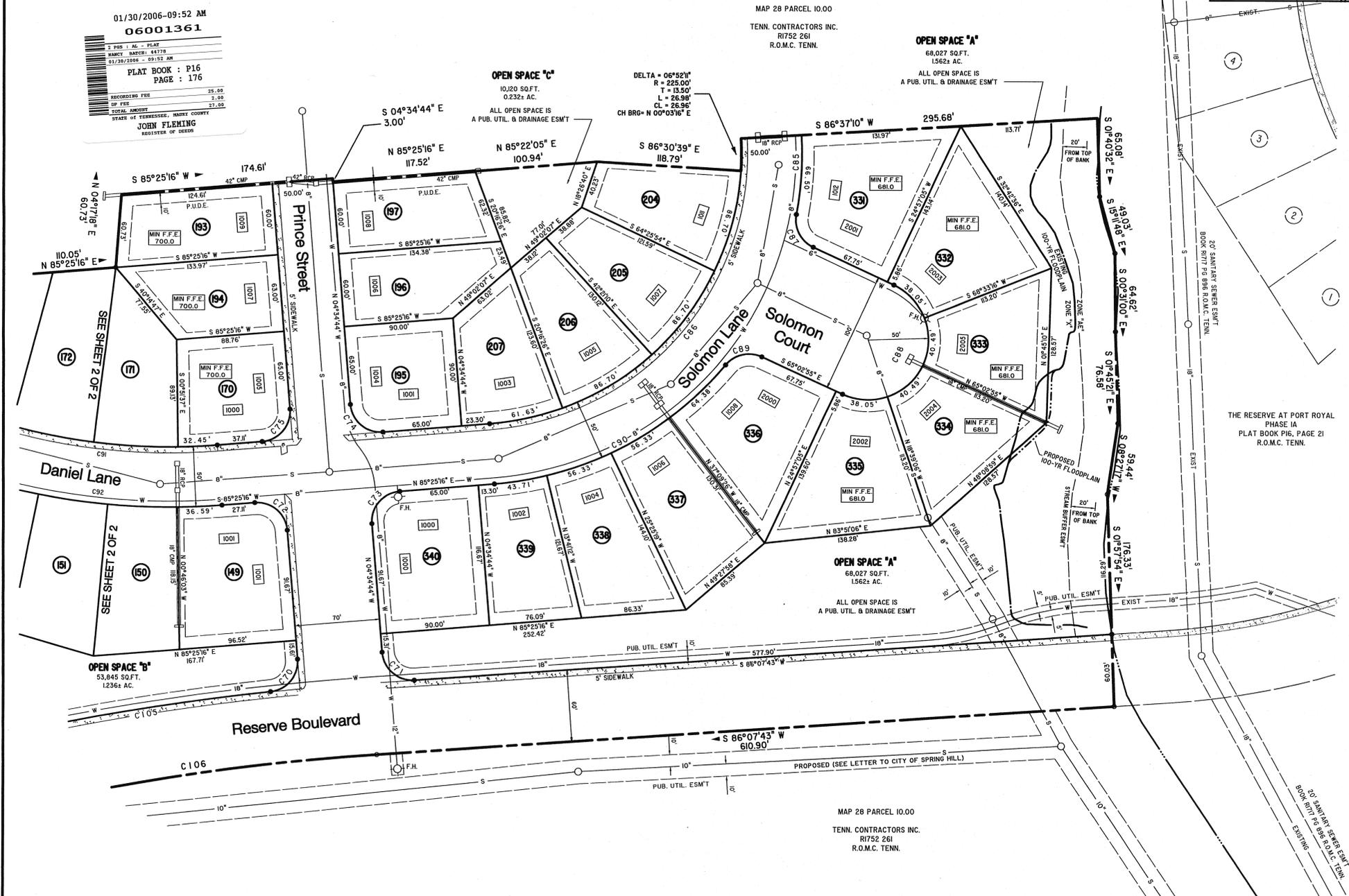
RECORDING FEE 25.00
OF FEE 3.00
TOTAL AMOUNT 27.00

JOHN FLEHING
REGISTER OF DEEDS



Sheet 1 of 2
PHASE 2A

The Reserve at Port Royal



<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>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.</p> <p>TENN. CONTRACTORS, INC. Owner(s) _____ Date: 1-27-06 Title _____</p>	<p>CERTIFICATE OF APPROVAL OF WATER SYSTEM</p> <p>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.</p> <p>Date: 1-27-06 Name/Title/Agency or Authorized Approving Agent: _____</p>	<p>CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM</p> <p>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.</p> <p>Date: 1-27-06 Name/Title/Agency or Authorized Approving Agent: _____</p>	<p>CERTIFICATE OF SURVEY ACCURACY</p> <p>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 "1" 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.</p> <p>Date: 1-27-06 Registered Land Surveyor No. _____ Date: _____</p>	<p>CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS OR BOND POSTING</p> <p>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.</p> <p>Date: 1-27-06 Appropriate Governmental Representative: _____</p>	<p>CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES</p> <p>Street Names and addresses approved by Maury County 911.</p> <p>Date: 1-30-06 Authorized Approving Agent: _____</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>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.</p> <p>Date: 1-27-06 Secretary, City of Spring Hill Planning Commission: _____</p>	<p>FINAL SUBDIVISION PLAT</p> <p>CITY OF SPRING HILL PLANNING COMMISSION</p> <p>TOTAL ACRES 14.212 TOTAL LOTS 38 ACRES ROADWAY 4.433 ACRES OPEN SPACE 2.912</p> <p>OWNER Tenn. Contractors, Inc. ZONING RESIDENTIAL P.U.D. SURVEYOR ANDERSON, DELK, EPPS & ASSOC. DATE 11-4-05</p> <p>SCALE: 1" = 50'</p>
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MAP 28 PARCEL 10.00
TENN. CONTRACTORS
INC.
R1752 261
R.O.M.C. TENN.

MAP 28 PARCEL 10.00
TENN. CONTRACTORS
INC.
R1752 261
R.O.M.C. TENN.

MAP 28 PARCEL 10.00
TENN. CONTRACTORS
INC.
R1752 261
R.O.M.C. TENN.



BEARINGS BASED ON DEED OF RECORD IN
BOOK R171 PAGE 462, R.O.M.C. TENN.

LOT DATA

LOT NO.	SQ. FT.	ACRES
150	7822	0.180
151	7761	0.178
152	7333	0.168
153	7385	0.170
154	7486	0.172
155	7615	0.175
156	8280	0.190
157	10216	0.235
171	7305	0.168
172	8347	0.192
173	7389	0.170
174	7102	0.163
175	7594	0.174
176	7675	0.176
177	7621	0.175
178	7427	0.171
273	9962	0.229

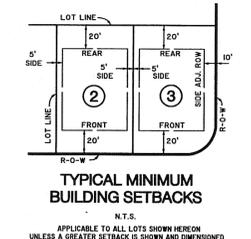
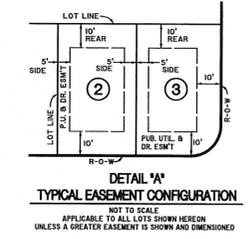
NOTES

- PROPERTY MAP 28, P/O PARCEL 10, IIIrd CIVIL DISTRICT, MAURY COUNTY TENNESSEE.
- DEVELOPER: TENN. CONTRACTORS INC. P.O. BOX 314 FRANKLIN, TENNESSEE 37065-0314 (615) 305-1033
- PLANNER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOC. INC. 618 GRASSMERE PARK DRIVE/SUITE 4 NASHVILLE, TENNESSEE 37211 (615)331-0809
- EXISTING ZONING: RESIDENTIAL PLANNED UNIT DEVELOPMENT (P.U.D.)
- 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.
- 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")
- ALL PROPERTY AND LOT CORNERS SHOWN HEREON ARE MONUMENTED WITH IRON PINS (1/2" DIAMETER REBAR WITH CAP), SET THIS SURVEY, UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR STREET LIGHTS AND STREET SIGNS AS REQUIRED BY THE CITY OF SPRING HILL.
- 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.
- PROPOSED AND EXISTING FLOODPLAIN INFORMATION IS TAKEN FROM EXISTING F.E.M.A. FLOODMAPS AND A FLOOD STUDY BY AUBREY L. FLY AND ASSOCIATES.
- ALL OPEN SPACE AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- NO DETENTION BASIN IS PROPOSED TO BE CONSTRUCTED WITH THIS PHASE.

01/30/2006-09:52 AM
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2 PGS | PL - PLAT
HATCH: 44778
01/30/2006 - 09:52 AM
PLAT BOOK : P16
PAGE : 176
RECORDING FEE 35.00
DP FEE 2.00
TOTAL AMOUNT 37.00
STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

DELTA = 09°07'21"
R = 300.00'
T = 23.93'
L = 47.77'
CL = 47.71'
CH BRG= S 71°01'41" W

OPEN SPACE "b"
53,845 SQ.FT.
1.236± AC.
ALL OPEN SPACE IS
A PUB. UTIL. & DRAINAGE
ESMT



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"	150.00	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	8°09'00"	25.00	35.41	21.41	32.52	S 42°35'22" E
C99	8°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	4°24'35"	50.00	36.14	18.90	35.36	S 18°41'26" W
C102	4°24'35"	50.00	36.14	18.90	35.36	S 22°43'09" E
C103	26°49'09"	50.00	229.35	-56.69	75.00	N 87°59'09" E
C104	0°44'28"	500.00	14.76	7.38	14.76	N 26°09'21" W
C105	12°13'0"	2000.00	426.45	216.04	425.64	N 77°36'53" E
C106	14°27'56"	1940.00	489.82	246.22	488.52	S 78°53'44" W

Legend

- 8" - S - SANITARY SEWER W/ MANHOLE
- 8" - W - WATER LINE
- 5/8" - W - 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



01/30/2006-09:52 AM
06001361
2 PGS | PL - PLAT
HATCH: 44778
01/30/2006 - 09:52 AM
PLAT BOOK : P16
PAGE : 176
RECORDING FEE 35.00
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TOTAL AMOUNT 37.00
STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Sheet 2 of 2
PHASE 2A
The Reserve at Port Royal

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF APPROVAL OF WATER SYSTEM	CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM	CERTIFICATE OF SURVEY ACCURACY	CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS OR BOND POSTING	CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES	CERTIFICATE OF APPROVAL FOR RECORDING	FINAL SUBDIVISION PLAT
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. Owner(s) _____ Date _____ Title _____	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: <u>1-27-06</u> Name/Title/Agency or Authorized Approving Agent _____	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: <u>1-27-06</u> Name/Title/Agency or Authorized Approving Agent _____	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 "1" 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. Date: <u>1-26-06</u> Registered Land Surveyor No. _____ Date _____	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: <u>1-27-06</u> Appropriate Governmental Representative _____	Street Names and addresses approved by Maury County 91. Authorized Approving Agent _____ Date _____	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. Date: <u>1-27-06</u> Secretary, City of Spring Hill Planning Commission _____	CITY of SPRING HILL PLANNING COMMISSION TOTAL ACRES <u>14.212</u> TOTAL LOTS <u>38</u> ACRES ROADWAY <u>4.433</u> ACRES OPEN SPACE <u>2.912</u> OWNER <u>Tenn. Contractors, Inc.</u> ZONING <u>RESIDENTIAL P.U.D.</u> SURVEYOR <u>ANDERSON, DELK, EPPS & ASSOC.</u> DATE <u>1-4-05</u> SCALE: 1" = 50'

**RESOLUTION 16-11 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
THE RESERVE AT PORT ROYAL PHASE 2-A**

WHEREAS, a Maintenance Bond is currently in place for said development; and

WHEREAS, the existing Letter of Credit, considered a “maintenance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sewer lines, water lines, storm water drainage, sidewalks, street lights, signage, curbs and streets with asphalt base course and final topping, would be constructed as per the approved design and function properly; and

WHEREAS, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

WHEREAS, release of said Maintenance Bond shall be contingent upon the Board of Mayor and Alderman approving a resolution for acceptance and dedication of road rights-of-way and public improvements for said development; and

WHEREAS, it is the recommendation of the City Engineer that the Maintenance Bond for The Reserve at Port Royal in the amount of \$32,580.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for The Reserve at Port Royal Phase 2-A in the amount of **\$32,580.00** is hereby approved.

Passed and adopted this 14th day of March, 2016

Paul Downing, Chairman

Dara Sanders, Secretary

RESOLUTION 16-XX

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

WHEREAS, Developer 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 Section VI, 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 Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way 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 City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way within The Reserve at Port Royal Phase 2-A as shown on the recorded plat is hereby approved.

Passed and adopted this 21st day of March, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

**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 IMPROVEMENTS 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 14th day of March, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

January 19, 2016

Tennessee Contractors (Tyler Ring)

Reserves at Port Royal

Phase 1-A, 1-B, 2-A, **2-B**, 3, & 4

Development Name: Tennessee Contractors (Tyler Ring)

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

Public Improvements: Final Topping on streets

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

Wayne Patterson

City of Spring Hill Utility Inspector (signature)

WAYNE PATTERSON

Printed name:

Approved By:

Jeff Foster

Jeff Foster, Director of Public Works

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



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

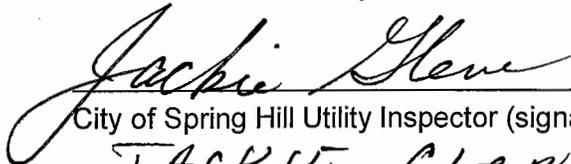
Public Improvements: Water Lines, Sewer Lines, Storm Water Lines, Curbs, Street Lights, Sidewalks

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.

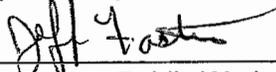
Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

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


City of Spring Hill Utility Inspector (signature)
JACKIE GLENN

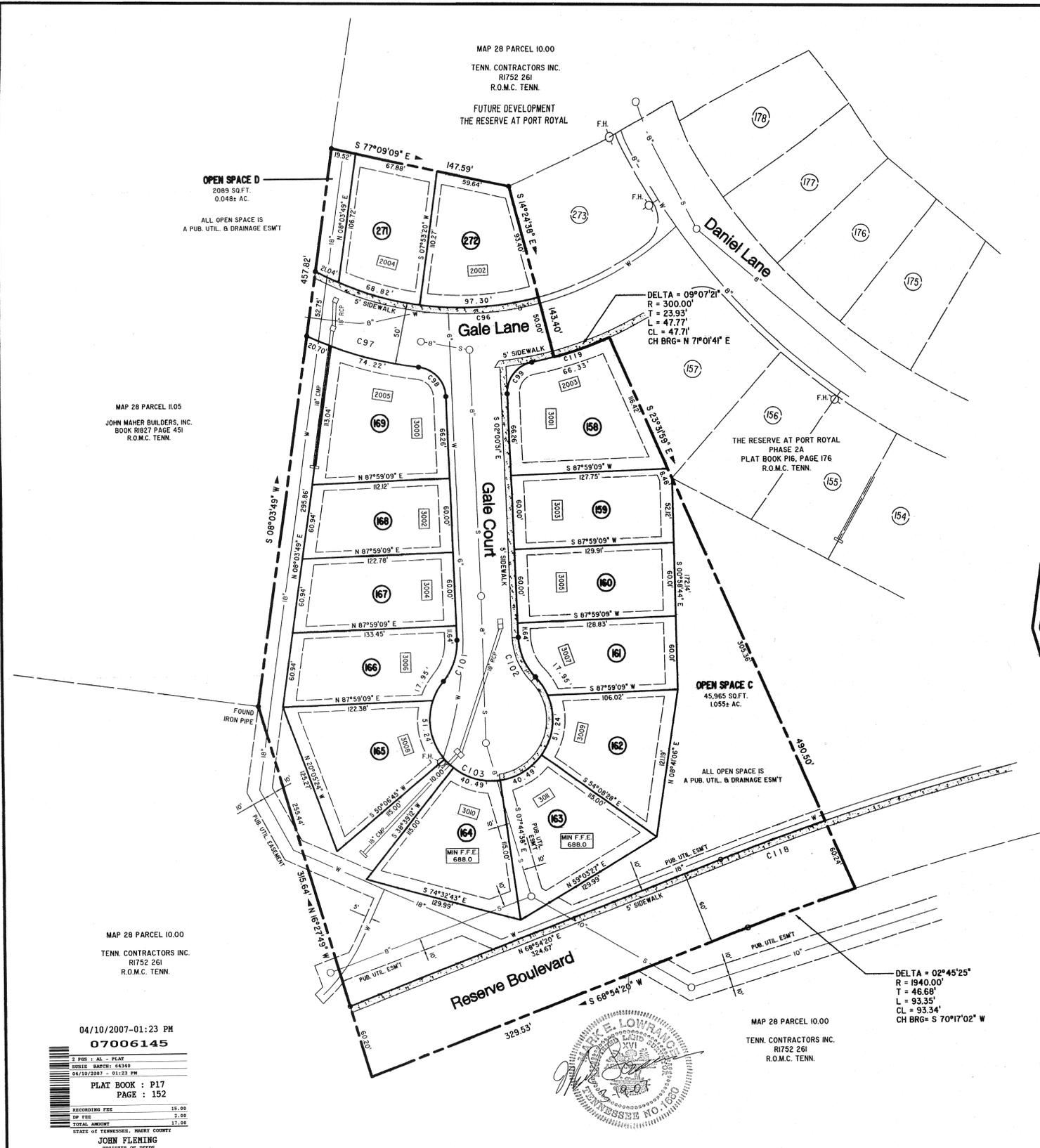
Printed name:

Approved By:

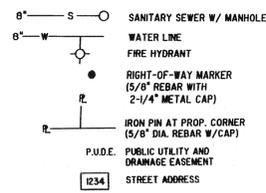

Jeff Foster, Public Works Director

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



Legend

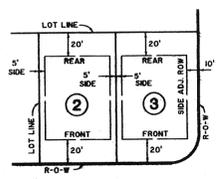


BULK STANDARDS

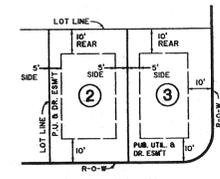
BULK ITEM	PHASE 2B
NUMBER OF LOTS	14
MINIMUM LOT SIZE	7,000 SQ. FT.
MINIMUM LOT WIDTH - FRONT SETBACK	60 FT
MINIMUM FRONT YARD SETBACK	20 FT
MINIMUM SIDE YARD SETBACK	5 FT
MINIMUM SIDE YARD SETBACK (ADJ TO ROW)	10 FT
MINIMUM REAR YARD SETBACK	20 FT
OPEN SPACE AREA	1.055
TOTAL AREA	5.056



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	7726	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

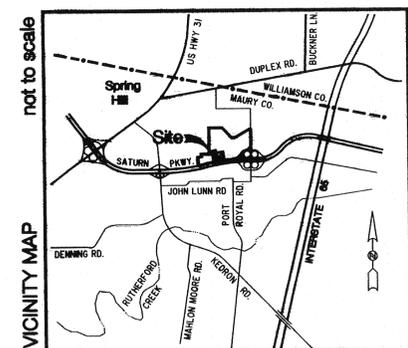
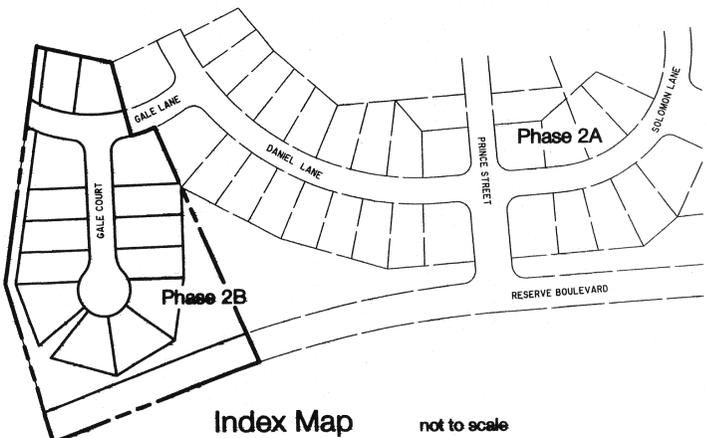
CURVE DATA

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	0°09'00"	25.00	35.41	21.41	32.52	S 42°35'22" E
C99	0°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
C108	02°36'03"	2000.00	90.78	45.40	90.77	S 70°12'21" W
C109	12°40'08"	300.00	66.33	33.30	66.20	N 72°48'05" E

NOTES

- PROPERTY MAP 28, P/O PARCEL 10, 11th CIVIL DISTRICT, MAURY COUNTY TENNESSEE.
- DEVELOPER: TENN. CONTRACTORS INC. P.O. BOX 314 FRANKLIN, TENNESSEE 37065-0314 (615) 305-1033
- PLANNER/SURVEYOR: ANDERSON, DELK, EPS & ASSOC. INC. 618 GRASSMERE PARK DRIVE/SUITE 4 NASHVILLE, TENNESSEE 37211 (615)331-0809
- EXISTING ZONING: RESIDENTIAL PLANNED UNIT DEVELOPMENT (P.U.D.)
- A PORTION OF THE PROPERTY AS SHOWN HEREON IS LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DEPICTED ON COMMUNITY PANEL 47023 01058, EFFECTIVE DATE NOV. 3, 1987, AS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 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')
- ALL PROPERTY AND LOT CORNERS SHOWN HEREON ARE MONUMENTED WITH IRON PINS (1/2" DIAMETER REBAR WITH CAP), SET THIS SURVEY, UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH, NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR STREET LIGHTS AND STREET SIGNS AS REQUIRED BY THE CITY OF SPRING HILL.
- 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.
- ALL OPEN SPACE AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- NO DETENTION BASIN IS PROPOSED TO BE CONSTRUCTED WITH THIS PHASE.

Index Map not to scale



VICINITY MAP not to scale

DELTA = 02°45'25"
R = 1940.00'
T = 46.68'
L = 93.35'
CL = 93.34'
CH BRG = S 70°17'02" W



04/10/2007-01:23 PM
07006145
2 PGS : AL - PLAT
JUDICIAL MAP: 6434
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
JUDICIAL MAP: 6434
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	CERTIFICATE OF APPROVAL OF WATER SYSTEM	CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM	CERTIFICATE OF SURVEY ACCURACY	CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS OR BOND POSTING	CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES	CERTIFICATE OF APPROVAL FOR RECORDING	FINAL SUBDIVISION PLAT
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. Owner(s) <i>John King</i> Date <i>3-28-07</i> Title <i>President</i>	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: <i>4-6-07</i> Name/Title/Agency or Authorized Approving Agent <i>Jeff Duke</i>	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: <i>4-6-07</i> Name/Title/Agency or Authorized Approving Agent <i>James J. Matheny</i>	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 "1" 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. <i>James J. Matheny</i> Registered Land Surveyor No. <i>1488</i> Date <i>4/10/07</i>	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 _____	Street Names and addresses approved by Maury County 911. <i>Anderson, Delk, Epps & Assoc.</i> Authorized Approving Agent Date <i>4/10/07</i>	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. <i>Donna L. Work</i> Secretary, City of Spring Hill Planning Commission Date <i>4-10-07</i>	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, EPS & ASSOC. DATE 5-25-06 SCALE: 1" = 50'

**RESOLUTION 16-12 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
THE RESERVE AT PORT ROYAL PHASE 2-B**

WHEREAS, a Maintenance Bond is currently in place for said development; and

WHEREAS, the existing Letter of Credit, considered a “maintenance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sewer lines, water lines, storm water drainage, sidewalks, street lights, signage, curbs and streets with asphalt base course and final topping, would be constructed as per the approved design and function properly; and

WHEREAS, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

WHEREAS, release of said Maintenance Bond shall be contingent upon the Board of Mayor and Alderman approving a resolution for acceptance and dedication of road rights-of-way and public improvements for said development; and

WHEREAS, it is the recommendation of the City Engineer that the Maintenance Bond for The Reserve at Port Royal in the amount of \$11,940.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for The Reserve at Port Royal Phase 2-B in the amount of **\$11,940.00** is hereby approved.

Passed and adopted this 14th day of March, 2016

Paul Downing, Chairman

Dara Sanders, Secretary

RESOLUTION 16-XX

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

WHEREAS, Developer 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 Section VI, 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 Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way 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 City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way within The Reserve at Port Royal Phase 2-B as shown on the recorded plat is hereby approved.

Passed and adopted this 21st day of March, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

**RESOLUTION 16-18 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE PERFORMANCE BOND FOR
2600 FEET OF RESERVE BOULEVARD FINAL TOPPING**

WHEREAS, a Performance Bond is currently in place for said development; and

WHEREAS, the existing Letter of Credit, considered a “performance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sewer lines, water lines, storm water drainage, sidewalks, street lights, signage, curbs and streets with asphalt base course and final topping, would be constructed as per the approved design and function properly; and

WHEREAS, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

WHEREAS, release of said Performance Bond is recommended as the placement of final topping as shown on Final Plats 1A, 2A & 2B has been completed; and

WHEREAS, it is the recommendation of the City Engineer that the Performance Bond for the 2600 feet of Reserve Boulevard final topping in the amount of \$83,803.20 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Performance Bond for 2600 feet of Reserve Boulevard final topping in the amount of **\$83,803.20** is hereby approved

Passed and adopted this 14th day of March, 2016

Paul Downing, Chairman

Dara Sanders, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

January 19, 2016

Tennessee Contractors (Tyler Ring)

Reserves at Port Royal

Reserves Blvd

Development Name: Tennessee Contractors (Tyler Ring)

Phase or Section of Construction: Reserves at Port Royal Road

Public Improvements: Reserves Blvd 2600 feet from Port Royal Rd final topping

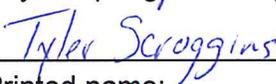
I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

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

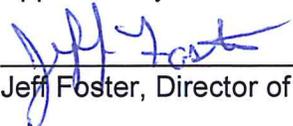
Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.



City of Spring Hill Utility Inspector (signature)



Printed name:

Approved By:


Jeff Foster, Director of Public Works

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

**RESOLUTION 16-13 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
THE RESERVE AT PORT ROYAL PHASE 3**

WHEREAS, a Maintenance Bond is currently in place for said development; and

WHEREAS, the existing Letter of Credit, considered a “maintenance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sewer lines, water lines, storm water drainage, sidewalks, street lights, signage, curbs and streets with asphalt base course and final topping, would be constructed as per the approved design and function properly; and

WHEREAS, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

WHEREAS, release of said Maintenance Bond is recommended as the Board of Mayor and Alderman has previously approved Resolution 14-152 for acceptance and dedication of road rights-of-way and public improvements for said development; and

WHEREAS, it is the recommendation of the City Engineer that the Maintenance Bond for The Reserve at Port Royal in the amount of \$51,225.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for The Reserve at Port Royal Phase 3 in the amount of **\$51,225.00** is hereby approved

Passed and adopted this 14th day of March, 2016

Paul Downing, Chairman

Dara Sanders, Secretary

RESOLUTION 14-152

A RESOLUTION TO APPROVE ACCEPTANCE AND OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVMENTS SHOWN ON THE EXISTING PLAT FOR THE RESERVE AT PORT ROYAL PHASE 3

WHEREAS, Developer Tenn. Contractors, Inc. has a recorded Final Plat for The Reserve at Port Royal Phase 3 in Maury County Plat Book P17, Page 141; 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

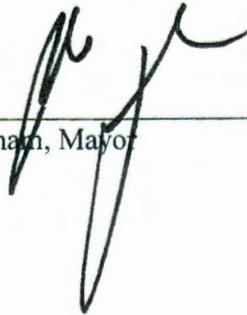
WHEREAS, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the Road Rights-of-Way, the design intent has been achieved; and

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 recommended 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 on December 8, 2014; and

NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way and Public Improvement's within The Reserve at Port Royal Phase 3 as shown on the recorded plat is hereby approved.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, on the 15th day of December, 2014.



Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

**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 dated 5-25-06 and prepared by Anderson, Pelk, Epps and Phase 3

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 15th day of December, 2014, 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 2014
Date

[Signature]
Developer Signature

(CORPORATE SEAL)

ATTEST: [Signature]

December 15, 2014

FOR THE CITY OF SPRING HILL:

BY: [Signature]
Signature

[Signature]
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; that 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
MARCY L. EIBEL 9/29/14
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

**RESOLUTION 16-14 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
THE RESERVE AT PORT ROYAL PHASE 4**

WHEREAS, a Maintenance Bond is currently in place for said development; and

WHEREAS, the existing Letter of Credit, considered a “maintenance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sewer lines, water lines, storm water drainage, sidewalks, street lights, signage, curbs and streets with asphalt base course and final topping, would be constructed as per the approved design and function properly; and

WHEREAS, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

WHEREAS, release of said Maintenance Bond is recommended as the Board of Mayor and Alderman has previously approved Resolution 14-154 for acceptance and dedication of road rights-of-way and public improvements for said development; and

WHEREAS, it is the recommendation of the City Engineer that the Maintenance Bond for The Reserve at Port Royal in the amount of \$34,582.50 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for The Reserve at Port Royal Phase 4 in the amount of **\$34,582.50** is hereby approved

Passed and adopted this 14th day of March, 2016

Paul Downing, Chairman

Dara Sanders, Secretary

RESOLUTION 14-154

A RESOLUTION TO APPROVE ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR THE RESERVE AT PORT ROYAL PHASE 4

WHEREAS, Tenn. Contractors, Inc. has a recorded Final Plat for The Reserve at Port Royal Phase 4 in Maury County Plat Book P18, Page 54;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

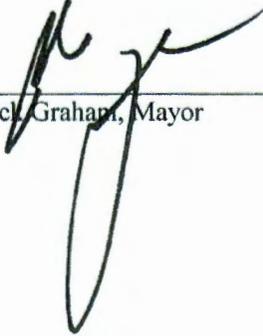
WHEREAS, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the road rights-of-way, the design intent has been achieved; and

WHEREAS, the developer is required under Section VI, 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 recommended 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 on December 8, 2014; and

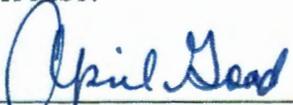
NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of road rights-of way within The Reserve at Port Royal Phase 4 as shown on the recorded plat is hereby approved.

Passed and adopted this 15th day of December, 2014.



Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

**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 dated 6-13-06 and prepared by Anderson, Dolly, Fpps and Phase 4

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 15th day of December, 2014, 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. CENTRAL STARY LLC

7-17 20 14
Date

[Signature]
Developer Signature



(CORPORATE SEAL)

ATTEST: [Signature]

December 15, 2014

FOR THE CITY OF SPRING HILL:

BY: [Signature]
Signature
[Signature]
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
MARCY L. EIBEL 9/29/14
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

**RESOLUTION 16-15 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
DAKOTA POINTE PHASE 1 & 2**

WHEREAS, a Maintenance Bond is currently in place for said development; and

WHEREAS, the existing Letter of Credit, considered a “maintenance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sewer lines, water lines, storm water drainage, sidewalks, street lights, signage, curbs and streets with asphalt base course and final topping, would be constructed as per the approved design and function properly; and

WHEREAS, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

WHEREAS, release of said Maintenance Bond is recommended as the Board of Mayor and Alderman has previously approved Resolution 14-36 for acceptance and dedication of road rights-of-way and public improvements for said development; and

WHEREAS, it is the recommendation of the City Engineer that the Maintenance Bond for The Reserve at Port Royal in the amount of \$28,606.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Dakota Pointe Phase 1 & 2 in the amount of **\$28,606.00** is hereby approved

Passed and adopted this 14th day of March, 2016

Paul Downing, Chairman

Dara Sanders, Secretary

RESOLUTION 14-36

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR DAKOTA POINTE PHASE 1 & 2

WHEREAS, E.G.Development has a recorded Final Plat for Dakota Pointe Phase 1 & 2 in Williamson County Plat Book P42, Page 144 and Plat Book P45 Page 73; 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

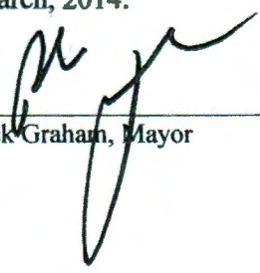
WHEREAS, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill pursuant to Section 3-102.201 of the Subdivision Regulations indicating that thorough inspections of the road rights-of-way, the design intent has been achieved; and

WHEREAS, the developer is required under Article III, Section 3-102.201 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

WHEREAS, the Board of Mayor and Aldermen 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 improvements be accepted and the same become a part of the public street system of the City of Spring Hill; and

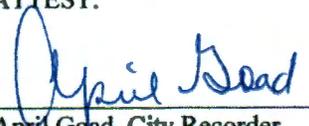
NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of road rights-of-way within Dakota Pointe Phase 1 & 2 as shown on the recorded plat is hereby approved.

Passed and adopted this 17th day of March, 2014.



Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

FORM FOR OFFER OF
IRREVOCABLE DEDICATION

AGREEMENT made this 9 day of Jan 2013, 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 EG Development a Company having its office and place of business at P.O. Box 995 Columbia TN hereinafter designated as the "developer". 38402

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled DAKOTA POINTE dated _____ and prepared by MARTIN ENGR. & SURVEING, LLC and

WHEREAS, said plat designates certain public improvements consisting of Roads & right-of-ways, sewer, water, storm drain & 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 NA attached hereto;

WHEREAS, the Developer has delivered Documents 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 of conveyance for the premises described in Schedule NA 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:

EG Development

1-9 2013
Date

[Signature]
Developer Signature
[Signature]

(CORPORATE SEAL)

ATTEST: [Signature]

March 17 2014

FOR THE CITY OF SPRING HILL:

BY: [Signature]
Signature
[Signature]
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 Mary) SS: 410.56.8923

On this 9 day of Jan 2013 before me personally appeared Cyril Evers, to me known, who, being by me first duly sworn, did depose and say that he resides in Mary Co; that he is the Owner of EG Development 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.



Elaine Cooper Rash
INDIVIDUAL
My comm exp: 06/22/2015

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

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
BENEVENTO EAST SECTION 1**

WHEREAS, a Maintenance Bond is currently in place for said development; and

WHEREAS, the existing Letter of Credit, considered a “maintenance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sewer lines, water lines, storm water drainage, sidewalks, street lights, signage, curbs and streets with asphalt base course and final topping, would be constructed as per the approved design and function properly; and

WHEREAS, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

WHEREAS, release of said Maintenance Bond is recommended as the Board of Mayor and Alderman has previously approved Resolution 14-91 for acceptance and dedication of road rights-of-way and public improvements for said development; and

WHEREAS, it is the recommendation of the City Engineer that the Maintenance Bond for Benevento East Section 1 in the amount of \$98,879.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Benevento East Section 1 in the amount of **\$98,879.00** is hereby approved

Passed and adopted this 14th day of March, 2016

Paul Downing, Chairman

Dara Sanders, Secretary

RESOLUTION 14-91

A RESOLUTION TO APPROVE THE ACCEPTANCE AND DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVMENTS SHOWN ON THE EXISTING PLAT FOR BENEVENTO EAST SECTION 1

WHEREAS, Community First Bank & Trust has a recorded Final Plat for Benevento East Section 1 in Williamson County Plat Book P54, Page 112; and

WHEREAS, said Plat show Public Rights-of-Way proposed for dedication to the City of Spring Hill by Ole South Properties Inc. Purchased from Community First Bank & Trust; 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

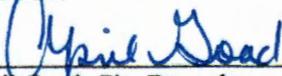
WHEREAS, the developer is required under Article III, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

WHEREAS, the Board of Mayor and Aldermen 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 Board of Mayor and Aldermen of the City of Spring Hill that dedication and acceptance of Road Rights-of Way and Public Improvement's within Benevento East Section 1 as shown on the recorded plat is hereby approved.

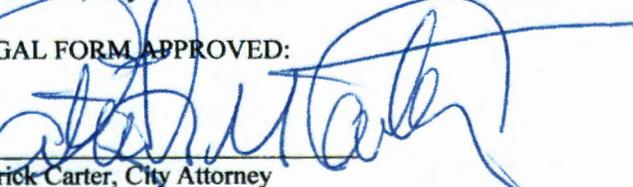
Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on this 18th day of August, 2014.

ATTEST:

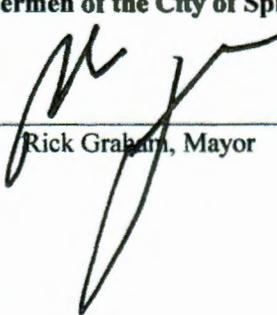


April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney



Rick Graham, Mayor

**FORM FOR OFFER OF
IRREVOCABLE DEDICATION**

AGREEMENT made this 10 day of June 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 Ole South Properties, a Sub S Corporation having its office and place of business at 201 E. Main St. Suite 300 Murfreesboro, hereinafter designated as the "developer". TN 37130

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Benevento East dated 1/3/07 and prepared by Stan Ford & Assoc. and Section 1

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 18th day of August, 2014, 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/Property Owner Name:

John D. Floyd



Developer/Property Owner Signature

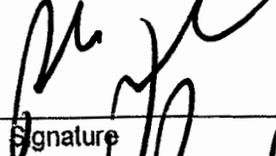
June 6th 2018 2018
Date

(CORPORATE SEAL)

ATTEST: April Good

August 18 2014

FOR THE CITY OF SPRING HILL:

BY: 
Signature

Rick Chant
Printed Name

ACKNOWLEDGEMENT:
COPARTNERSHIP

STATE OF TENNESSEE

(COUNTY OF Rutherford) SS: _____

On this 6th day June of 2014, before me personally appeared Jason Beavers, to me known to be one of the firm Ole South Properties 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.

Kim B. Lockhart
CORPORATE my commission
Kim B. Lockhart
Notary Public



STATE OF TENNESSEE

(COUNTY OF _____) SS: _____

On this _____ day of _____, 20____, before me personally appeared _____, to me known, who, being by me first duly sworn, did depose and say that he resides in _____; that he is the _____ of _____ 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.

INDIVIDUAL

**RESOLUTION 16-22 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR
RESERVE COMMERCIAL PARK NORTH SECTION 3**

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 5 commercial lots, and the repair of such should damage occur during covered period; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
Sanitary Sewer and Water Main; 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 City Engineer that a Maintenance Bond be established for twelve (12) months, in the amount of **\$14,988.00**; 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 Reserve Commercial Park North Section 3 in the amount of **\$14,988.00**.

Passed and adopted this 14th day of March, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



Utility Information Sheet

Development_Reserve Commercial Park North_____

Phase_____ Section_3_ #of lots_5_

Cost to install Utility's (Maintenance Bond)

Sewer line___\$23,249.00_____

Water line___\$26,711.00_____

Storm Water___Private_____

Curbing___Private_____

Binder___Private_____

Signage___Private_____

Street Lights___Private_____

Total Cost = \$49,960.00

30% Total Bond = \$14,988.00

TOTAL MAINTENANCE BOND - \$14,998.00



Application for Surety

Property Information	Project Name: <u>Reserve Commercial Park North</u> Phase: _____ Section: <u>3</u> Number of Lots Approved: <u>2</u> Number of Lots Remaining: <u>5</u> Surety Type: <input checked="" type="checkbox"/> Maintenance _____ Performance _____ Restoration Posted With: _____ Letter of Credit _____ Performance Bond _____ Insurance Bond _____ Cash Surety Amount: \$ _____ Expiration Date: ____/____/____ Automatic Renewal Clause included with Surety: Yes / <input checked="" type="radio"/> No (Circle One) Purpose of Surety: <u>Water and Sewer Line maintenance</u>
Financial Information	Name of Financial Institution: <u>Community First Bank & Trust</u> Surety #: <u>LOC</u> Contact Person: <u>JoAnn Ring</u> Email: <u>jring@cfbk.com</u> Address: <u>501 S James Campbell Blvd</u> City, State, Zip: <u>Columbia TN 38401</u> Phone Number: <u>(931) 380-2265</u> Fax Number: <u>(931) _____</u>
Contact Information	Name of Owner/Developer or Representative: <u>Houston, Steve, Tim Parks</u> Address: <u>PO Box 1732</u> City, State, Zip: <u>Columbia Tennessee 38401</u> Phone Number: <u>(931) 388 9100</u> Fax Number: <u>() N/A</u>

Action Request

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

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

Explanation for Proof of Difficulty:

Steve Parks 2/16/16 _____ _____
 Applicant Signature Date City Staff Signature Date

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
Tom Wolf, City Engineer
MEETING: March 14, 2016
SUBJECT: PPL 142-2016 (Laurels at Town Center)

PPL 142-2016: Submitted by Anderson, Delk, Epps & Associates, Inc. for property located in the Laurels at Town Center. The property is zoned R-2 (Medium Residential) PUD and contains two (2) lots. The applicant requests preliminary plat approval for two residential lots and a permanent cul-de-sac.

Property description and history: This property is located on Dogwood Trail, south of Town Center Parkway, which is constructed as a temporary cul-de-sac. In 2006, a Planned Unit Development was approved for the subject property to grant bulk and area relief for a single-family residential subdivision. The plan showed Dogwood Trail extending to the north for a future street connection to Beechcroft Road.

In 2015, a Planned Unit Development application was approved for the adjacent property to the north, which did not include a street connection to Dogwood Trail. As a result, Dogwood Trail must be completed as a permanent cul-de-sac.

Request: The applicant requests preliminary plat approval of two single-family residential lots and a permanent cul-de-sac.

Streets and sidewalk: Dogwood Trail is classified as a Local Street in the Major Thoroughfare Plan, which requires a minimum of 50 feet of right-of-way (25 feet from centerline). Pursuant to discussion during the Planning Commission work session, sidewalk is proposed to be constructed along the entirety of the street frontage in the project boundary.

The property boundary for the cul-de-sac is not consistent with the County's property data, as indicated in the attached exhibit. Prior to grading and improvement of the cul-de-sac or submittal of the final plat application, the applicant shall resolve this discrepancy in the property line or submit approval from the adjacent property owner to grant permission to complete the proposed improvements.

Bicycle and Greenway Plan: This project boundary is not impacted by the Bicycle and Greenway Plan.

Bulk and area requirements: The proposal is compliant with the bulk and area requirements approved for this project.

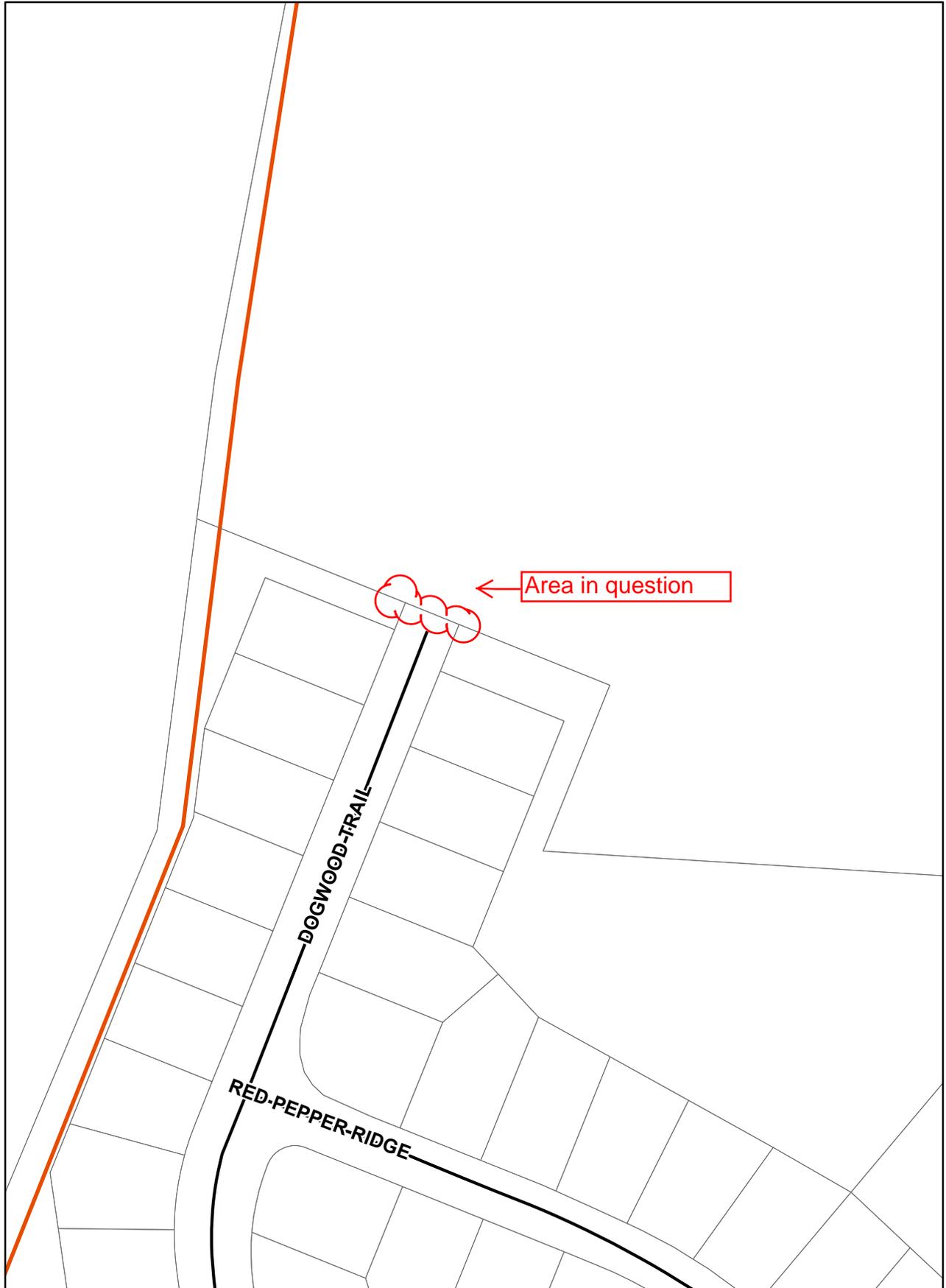
Engineering: The City Engineer offers the following comments for your consideration:

1. No engineering review comments relative to the preliminary plat.
2. Revised grading and sanitary sewer and water main plans were not re-submitted for review. The following comments still need to be incorporated into said plans:
 - a. An additional water valve needs to be installed outside of the pavement limits in front of the new fire hydrant at the end of the cul-de-sac.
 - b. Add a note that the existing valve in front of the hydrant in the cul-de-sac pavement is to be relocated in conjunction with the relocation of the existing fire hydrant.
 - c. Show the proposed sidewalk for connectivity to the Laurels at Beechcroft.
3. TDEC approval required for the proposed water main and sanitary sewer extensions.
4. A pre-construction conference will be required prior to the start of construction.

Recommendation: Staff recommends approval of PPL 142-2016, subject to the following conditions of approval:

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. Modification 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. Prior to grading and improvement of the cul-de-sac or submittal of the final plat application, the applicant shall resolve the property line discrepancy or submit approval from the adjacent property owner to grant permission to complete the proposed improvements.
4. Prior to the issuance of permits or a final plat application, the applicant shall address all engineering comments and submit revised plans to the Planning Department for review.

PPL 142-2016 (Laurels at Town Center)



Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
Tom Wolf, City Engineer
MEETING: March 14, 2016
SUBJECT: FPL 139-2016 (Cherry Grove, Phase 5)

FPL 139-2016: Submitted by Anderson, Delk, Epps & Associates, Inc. for Cherry Grove Addition Phase 5. The property is zoned R-2 (Medium Residential) PUD and contains approximately 9.32 acres. The applicant requests final plat approval for 27 single-family residential lots.

Property description and history: This property is located west of the intersection of Buckner Lane and Stewart Campbell Point. In 2014, the Planning Commission approved a preliminary plat application for the subject property. Public utilities and streets have not yet been installed, and the applicant proposes to bond all required improvements.

Request: The applicant requests final plat approval of 27 single-family residential lots.

Streets and sidewalk: Stewart Campbell Point is classified as a Collector Street in the Major Thoroughfare Plan, which typically requires a minimum of 75 feet of right-of-way (37.5 feet from centerline). On February 16th, the Board of Mayor and Aldermen amended the Major Thoroughfare Plan to “grandfather” projects that were approved to be constructed prior to the adoption of the 2015 Major Thoroughfare Plan due to the increase in right-of-way requirements. As a result, only 60 feet of right-of-way is required to be dedicated for this segment of Stewart Campbell Point, and all setbacks are measured from the 60-foot right-of-way line.

Bicycle and Greenway Plan: Stewart Campbell Point is an adopted bike lane route. Because the preliminary plat application was approved prior to the adoption of the Bicycle and Greenway Plan and site preparation for street construction has already occurred, staff does not recommend a bike lane at this time. Staff recommends consideration of street striping to include a shared use arrow, or “sharrow”, to indicate that drivers and cyclists must share the roadway.

Bulk and area requirements: The approved Planned Unit Development for this property granted ordinance relief from the bulk and area requirements of the R-2, Medium Density, zoning district. All proposed lots are compliant with the minimum criteria required for this project.

Engineering: The City Engineer offers the following comments for your consideration:

1. The posting of the Performance and Maintenance bonds shall be required prior to the signing and recording of the final plat.
2. The temporary turn around on Hunt Valley Drive does not meet the minimum diameter requirements (50’ radius for right-of-way; 40’ radius for pavement/gravel) of the Subdivision Regulations.

Recommendation: Staff recommends approval of FPL 139-2016, subject to the following conditions of approval:

1. Prior to signing of the final plat, the applicant shall address all engineering comments.
2. Final Plat approval shall remain valid for a period of two (2) years, during which time all signatures shall be obtained and the final plat recorded.
3. Modifications to the final plat may require Planning Commission approval prior to recordation. The Planning Commission may deny modification requests pursuant to all applicable criteria listed in the zoning ordinance.
4. Prior to acceptance of Stewart Campbell Point, the applicant shall improve the collector street to include sharrow striping and associated signage in accordance with the City’s Bicycle and Greenway Plan.

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
Tom Wolf, City Engineer
MEETING: March 14, 2016
SUBJECT: FPL 140-2016 (Cherry Grove, Phase 6 Section 2)

FPL 140-2016: Submitted by Anderson, Delk, Epps & Associates, Inc. for Cherry Grove Addition Phase 6, Section 2. The property is zoned R-2 (Medium Residential) PUD and contains approximately 4.864 acres. The applicant requests final plat approval for 13 single-family residential lots.

Property description and history: This property is located west of the intersection of Buckner Lane and Stewart Campbell Point. In 2014, the Planning Commission approved a preliminary plat application for the subject property. Public utilities and streets have not yet been installed, and the applicant proposes to bond all required improvements.

Request: The applicant requests final plat approval of 13 single-family residential lots.

Streets and sidewalk: Wallaby Way and Wallaby Court are classified as a Local Street in the Major Thoroughfare Plan, which requires a minimum of 50 feet of right-of-way (25 feet from centerline). Sidewalk is proposed to be constructed on both sides of the street.

Bicycle and Greenway Plan: This project boundary is not impacted by the Bicycle and Greenway Plan.

Bulk and area requirements: The approved Planned Unit Development for this property granted ordinance relief from the bulk and area requirements of the R-2, Medium Density, zoning district. All proposed lots are compliant with the minimum criteria required for this project.

Engineering: The City Engineer offers the following comments for your consideration:

1. The posting of the Performance and Maintenance bonds shall be required prior to the signing and recording of the final plat.
2. Storm water drainage along the common lot lines between the Open Space and Lot 398, between Lots 397 and 398 and between Lots 391 and 392 to be open channel as previously approved by the Tennessee Department of Environment and Conservation (TDEC).

Recommendation: Staff recommends approval of FPL 140-2016, subject to the following conditions of approval:

1. Prior to signing of the final plat, the applicant shall address all engineering comments.
2. Final Plat approval shall remain valid for a period of two (2) years, during which time all signatures shall be obtained and the final plat recorded.
3. Modifications to the final plat may require Planning Commission approval prior to recordation. The Planning Commission may deny modification requests pursuant to all applicable criteria listed in the zoning ordinance.

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
Tom Wolf, City Engineer
MEETING: March 14, 2016
SUBJECT: FPL 141-2016 (Copper Ridge Phase 3 Section 2)

FPL 141-2016: Submitted by Anderson, Delk, Epps & Associates, Inc. for Copper Ridge Phase 3, Section 2. The property is zoned R-4 (High Density) and contains approximately 4.143 acres. The applicant requests final plat approval for 20 single-family residential lots.

Property description and history: This property is located southeast of the intersection of Wall Street and Commonwealth Drive. In 2015, the Planning Commission approved a preliminary plat application for the subject property. Public utilities and streets have not yet been installed, and the applicant proposes to bond all required improvements.

Request: The applicant requests final plat approval of 20 single-family residential lots.

Streets and sidewalk: Morton Drive and Boxbury Lane are classified as a Local Street in the Major Thoroughfare Plan, which requires a minimum of 50 feet of right-of-way (25 feet from centerline). Sidewalk is proposed to be constructed on both sides of the street.

Bicycle and Greenway Plan: This project boundary is not impacted by the Bicycle and Greenway Plan.

Bulk and area requirements: The proposal is compliant with the minimum criteria of the underlying R-4 zoning district.

Engineering: The City Engineer offers the following comments for your consideration:

1. The posting of the Performance and Maintenance bonds shall be required prior to the signing and recording of the final plat.

Recommendation: Staff recommends approval of FPL 141-2016, subject to the following conditions of approval:

1. Final Plat approval shall remain valid for a period of two (2) years, during which time all signatures shall be obtained and the final plat recorded.
2. Modifications to the final plat may require Planning Commission approval prior to recordation. The Planning Commission may deny modification requests pursuant to all applicable criteria listed in the zoning ordinance.

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
Tom Wolf, City Engineer
MEETING: March 14, 2016
SUBJECT: PPL 144-2016 (Autumn Ridge Phase 6)

PPL 144-2016: Submitted by Anderson, Delk, Epps & Associates, Inc. for Autumn Ridge Phase 6. The property is zoned R-2 (Medium Residential) and contains approximately 4.66 acres. The applicant requests preliminary plat approval for 11 single-family residential lots.

Property description and history: This property is located west of the intersection of Autumn Ridge Way and Witt Way Drive. In 2005, the Planning Commission approved a sketch plat for the Autumn Ridge subdivision, and the applicant has continued with the submittal of preliminary and final plat applications in accordance with the time limits of the zoning and subdivision regulations.

Request: The applicant requests preliminary plat approval of 11 single-family residential lots.

Streets and sidewalk: Autumn Ridge Way is classified as a Local Street in the Major Thoroughfare Plan, which requires a minimum of 50 feet of right-of-way (25 feet from centerline). Sidewalk is proposed to be constructed on both sides of the street.

Bicycle and Greenway Plan: This project boundary is not impacted by the Bicycle and Greenway Plan.

Bulk and area requirements: All proposed lots are shown to be compliant with the minimum criteria of the underlying R-2 zoning district.

Engineering: The City Engineer offers the following comments for your consideration:

1. Verify existing storm sewer pipe connection and clean the downstream system prior to new connection being made. This note to be added to the construction plans.
2. Construction plans have been reviewed with minor comments (to be forwarded to developer's engineer of record for revisions).
3. Label the temporary turn around on Autumn Ridge Way "50' radius for right-of-way; 40' radius for pavement/gravel" per the Subdivision Regulations.

Recommendation: Staff recommends approval of PPL 144-2016, subject to the following conditions of approval:

1. Prior to the issuance of permits or a final plat application, the applicant shall address all engineering comments and submit revised plans to the Planning Department for review.
2. 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.
3. 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.

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
Tom Wolf, City Engineer
MEETING: March 14, 2016
SUBJECT: PPL 145-2016 (Autumn Ridge Phase 7)

PPL 145-2016: Submitted by Anderson, Delk, Epps & Associates, Inc. for Autumn Ridge Phase 7. The property is zoned R-2 (Medium Residential) and contains approximately 11.97 acres. The applicant requests preliminary plat approval for 31 single-family residential lots.

Property description and history: This property is located west of the intersection of Autumn Ridge Way and Witt Way Drive. In 2005, the Planning Commission approved a sketch plat for the Autumn Ridge subdivision, and the applicant has continued with the submittal of preliminary and final plat applications in accordance with the time limits of the zoning and subdivision regulations.

Request: The applicant requests preliminary plat approval of 31 single-family residential lots.

Streets and sidewalk: Kittermer Lane, Witt Way Drive, and Sorrell Park Drive are classified as a Local Street in the Major Thoroughfare Plan, which requires a minimum of 50 feet of right-of-way (25 feet from centerline). Sidewalk is proposed to be constructed on both sides of the street.

Bicycle and Greenway Plan: This project boundary is not impacted by the Bicycle and Greenway Plan.

Bulk and area requirements: All proposed lots appear to be compliant with the minimum criteria of the underlying R-2 zoning district. In response to staff's request, the applicant has confirmed that Lots 290, 291, 292, 298, 303, and 304 meet the minimum lot width at the minimum front setback line.

Engineering: The City Engineer offers the following comments for your consideration:

1. Construction plans have been reviewed with minor comments (to be forwarded to developer's engineer of record for revisions).

Recommendation: Staff recommends approval of PPL 144-2016, subject to the following conditions of approval:

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.

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
Tom Wolf, City Engineer
MEETING: March 14, 2016
SUBJECT: STP 137-2016

STP 137-2016: Submitted by Jim Lukens, P.E. for property located on Tom Lunn Rd. The property is zoned M-1 and contains approximately 5 acres. The applicant requests site plan approval for a 22,100 s/f Warehouse.

Property description and history: This undeveloped property is located southwest of Saturn Parkway and Port Royal Road. The surrounding land uses are a combination of warehousing, agricultural, and single-family residential.

Request: The applicant requests site plan approval to develop the property with a 22,100 square-foot warehousing business with supporting office space.

Streets and sidewalk: Tom Lunn Road is classified as a Local Street in the Major Thoroughfare Plan and requires a minimum of 50 feet of right-of-way (25 feet from centerline). Existing conditions of Tom Lunn Road include 19 feet of pavement and open ditch. Sufficient right-of-way exists. The applicant doesn't propose street improvements at this time.

Access: The applicant proposes two new curb cuts onto Tom Lunn Road with approximately 200 feet of separation. Based on staff's review of existing field conditions, these curb cuts do not conflict or offset any existing curb cuts on the west side of Tom Lunn Road.

Parking and Loading: The applicant proposes to provide 30 parking spaces adjacent to Tom Lunn Road, one required bike rack, and a loading bay area on the north side of the building.

Bicycle and Greenway Plan: Tom Lunn Road is identified as bike lane route. Due to existing surrounding street conditions, staff has not recommended bike lane improvements; however, should the Planning Commission require street improvements to Tom Lunn Road for this proposed warehousing facility, staff recommends consideration of bike lane improvements.

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 surrounding properties are primarily undeveloped; therefore, staff finds that similar building setbacks are not applicable at this location.

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 two new driveways onto Tom Lunn Road with a separation of approximately 200 feet, exceeding the minimum of 150 feet identified in this section.

19.1(5). The applicant proposes to install a detention pond on the property at the rear of the building, away from visibility.

19.1(6). The applicant proposes a one-story building constructed of brick, glass, and corrugated metal siding, which is considered a secondary material. Due to the large percentage of a secondary material on the total wall area, Planning Commission consideration of a variance from the Design Review Guidelines is required.

19.1(7). The main entrance of the building is facing and visible from Tom Lunn Road.

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 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.

The applicant proposes a one-story building constructed of brick, glass, and corrugated metal siding, which is considered a secondary material. Due to the large percentage (approximately 50% of the front façade and 100% of the rear façade) of a secondary material on the total wall area, Planning Commission consideration of a variance from the Design Review Guidelines is required. Pursuant to Section 2.2(5)(c), the Planning Commission has the discretion to permit metal facades on properties located within an industrial zoning district.

The surrounding area is comprised of primarily rural and agricultural to the west and south and primarily industrial to the north and east. The proposed building is similar to the design of the surrounding industrial properties, and staff finds that the proposed building is similar to the design and material composition of other recently approved industrial uses. While staff finds that these points do not indicate that the City's design review guidelines have imposed undue hardship on the development of the property, staff does find that the proposal meets the requirement to be compatible with the nearby industrial properties.

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 requirements. However, staff finds that the screening and buffering requirement along the south property line has not been met with only four holly trees and nine laurels. Staff recommends 15 holly trees, 25 feet O.C., from the front property line to the limits of the existing trees (at the rear) proposed to be preserved, as well as 33 laurels.

Section 4, Site Design and Site Elements. The applicant has not provided for pedestrian circulation to and within the site, as a pedestrian sidewalk network to the property or within the surrounding area does not exist. The applicant has not provided provisions for cross access. The properties to the north and east are currently developed and have not incorporated opportunities for cross access. Staff recommends consideration of one or more access easements to the north, south, and east to protect future possibilities for interconnectivity. A condition of approval has been recommended in this report.

Engineering: The City Engineer offers the following comments for your consideration:

1. The proposed 8-inch diameter sanitary sewer main extension along the east side of Tom Lunn Road from the existing sanitary sewer main at the north end of the subject site to the south property line of same requires submittal to and review and approval by TDEC. Upon TDEC's approval, a copy of the approved stamped construction plan sheet shall be forwarded to the City for the project files.
2. The use of reinforced concrete storm sewer pipe in lieu of HDPP storm sewer pipe is acceptable.

Recommendation: Staff recommends approval of STP 137-2016, subject to the following conditions of approval:

1. Design Review Commission determination of compliance with the Design Review Guidelines. Staff recommends approval based on the findings herein.
2. Prior to the issuance of permits, the applicant shall dedicate public access easements to the north, south, and east for future interconnectivity.
3. Prior to the issuance of a building permit, the applicant shall address all engineering revisions and provide the requested information.
4. 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.
5. 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.
6. The site plan shall be constructed as proposed and in accordance with the conditions of approval.



LUKENS Engineering Consultants
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jlukens@lukensengineering.com

TRANSMITTAL FORM

TO: City of Spring Hill Planning Department

FROM: Jim Lukens, P.E. 

DATE: December 16, 2016

PROJECT: DCI Spring Hill
Non Residential Site Plan Application

10 folded sets of plans, stormwater calculations, and a CD of the documents are submitted in support of the Site Plan application. The plans have been revised to address comments received at the February 12 staff meeting.

As part of the application, we also hereby request a variance to the building materials. The specific material is the "Prefinished Vertical Metal Flat Panels" on the front warehouse wall above the front office space.

Please let us know if you need any additional information.

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
Tom Wolf, City Engineer
MEETING: March 14, 2016
SUBJECT: SKP 146-2016

SKP 146-2016: Submitted by Anderson, Delk, Epps & Associates, Inc. for property located at the corner of Wall Street and Commonwealth Dr. The property is zoned B-4 (Central Business District) and contains approximately 1.703 acres. The applicant requests sketch plan approval for a multi-tenant retail center.

Property description and history: This property is located at the intersection of Wall Street and Commonwealth. The property to the east has been approved for construction of a townhome development, and the northwest and southwest corners of the intersection are developed for commercial uses. The northeast corner of the intersection is undeveloped.

Request: The applicant requests sketch plan approval for a multi-tenant retail center containing approximately 9,800 square feet and associated parking.

Streets and sidewalk: Commonwealth Drive and Wall Street are designated as a Collector Street in the Major Thoroughfare Plan, which requires 75 feet of right-of-way (37.5 feet from centerline). The proposed sketch plan accounts for right-of-way dedication for each street at the time of site plan application.

Access: The applicant proposes to access the property from Wall Street with one new driveway to be aligned with an existing driveway to the south. The applicant also proposes a pedestrian connection to the residential development to the north.

Bicycle and Greenway Plan: Commonwealth Drive is a planned bike lane route. Because this is an already improved street and due to the property's limited street frontage along Commonwealth (approximately 100 feet), staff has not recommended bike lane provisions.

Building design: The applicant proposes a one-story building constructed primarily of brick. Staff will further evaluate the building design at the time of site plan application.

Landscaping and buffering: The proposal is compliant with the majority of the City's landscaping and buffering requirements; however, the applicant is requesting Planning Commission approval of a variance from the 25' landscaped buffer requirement along the northern property line, which is a requirement due to the adjacent residential land use. Staff finds in favor of the requested variance, finding the proposed development form will not accommodate uses that could have a negative impact on the adjacent residences or would justify a more substantial buffer area. Staff finds that the proposal offers sufficient separation and screening of the nonresidential uses while accommodating a dedicated and protected pedestrian connection point between the residential and nonresidential uses, in accordance with the City's pedestrian connectivity goals.

Parking and loading: Based on staff's initial review, the proposal appears to be compliant with the City's minimum parking criteria. Staff will further evaluate parking at the time of site plan application.

Engineering: The City Engineer offers the following comments for your consideration:

1. Depending upon the final height of the proposed retaining wall, walls exceeding four (4) feet in height shall be designed by a licensed professional engineer in the State of Tennessee who specializes in structural engineering. This matter to be addressed during the site plan approval process.

Recommendation: Staff recommends approval of SKP 143-2016, subject to the following conditions of approval:

1. Sketch plan approval is valid for one (1) year, during which time the applicant shall be required to submit a site plan application in accordance with the approved plan.
2. Modification to the approved sketch plan may require Planning Commission approval prior to submittal of a site plan application. The Planning Commission may deny modification requests in accordance with all applicable criteria listed in the zoning ordinance.

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
Tom Wolf, City Engineer
MEETING: March 14, 2016
SUBJECT: STP 147-2016 (Spring Hill Station)

STP 147-2016: Submitted by Anderson, Delk, Epps & Associates, Inc. for property located at 2080 & 2090 Wall Street. The property is zoned B-4 (Central Business District) and contains approximately 2.916 acres. The applicant requests site plan approval for an 18,705 sq/ft. of retail space.

Property description and history: This undeveloped property is located west of the intersection of Fitts Street and Wall Street, north of Commonwealth Drive, and has frontage along Wall Street to the east and Main Street to the west. The property to the north is developed for a health care facility, and the property to the south is developed for a drive-thru restaurant. The property to the west is undeveloped. All surrounding properties are zoned B-4, Central Business District. A significant portion of the property is encumbered by a regional detention basin.

In January of 2016, the applicant submitted a sketch plan application for the subject property. Required parking information was not submitted for the item to be considered at the February Planning Commission voting meeting, and the item was not added to the agenda. The applicant has now submitted a site plan application for the proposal.

Request: The applicant requests site plan approval for a commercial development containing a drive-thru restaurant and multi-tenant retail space totaling 18,705 square feet and 140 parking spaces.

Streets and sidewalk: Main Street (Arterial) requires a minimum of 95 feet of right-of-way (47.5 feet from centerline), and dedication will be required as indicated on the plan. Wall Street (Collector) requires a minimum of 75 feet of right-of-way (37.5 feet from centerline), though 50 feet of right-of-way exists. The Infrastructure Director recommends a "right-of-way reservation strip" in the amount of five (5) feet from the existing right-of-way line instead of right-of-way dedication along Wall Street.

Bicycle and Greenway Plan: Main Street is identified as a bike lane route. Due to existing conditions of Main Street, staff does not recommend improvements to incorporate a bike lane at this time; however, staff recommends consideration of street striping to include a shared use arrow, or "sharrow", to indicate that drivers and cyclists must share the road way.

Access: There is an existing shared driveway located at the northern property line, which is the sole access point for the health care facility to the north. In response to staff's comments at the staff review meeting, the applicant has relocated a driveway onto Wall Street from the center of the project boundary to align with Fitts Street. Additionally, as required with the sketch plan approval, the applicant proposes a right-in/right-out only driveway onto Wall Street at the center of the project boundary in order to relieve potential congestion associated with the northern shared driveway. Planning staff's concerns expressed at the time of sketch plan with drive-thru stacking and the probability of impacting traffic flowing on Wall Street remain.

Landscaping and buffering: The previously approved sketch plan was approved to include 10 feet of green space between the parking lot and Wall Street and 15 feet of green space between the parking lot and Main Street; however, the sketch plan failed to show a concrete drainage swale in the required 15 feet of green space adjacent to Main Street. As a result, the proposal is not compliant with the 15 feet of green space, and staff is concerned with the viability of the required street trees and shrubs within this space, as well as the protected condition of the concrete swale. As indicated on the landscape plan, the applicant proposes a 24" root barrier along the concrete swale for protection and to plant Yoshino Cherry trees.

Parking and loading: The sketch plan was approved prior to the City's bike rack requirements; however, the applicant has proposed to install several bike racks throughout the property to accommodate cyclists. Based on the information provided by the applicant, the proposal is compliant with the City's parking requirements.

Design standards: Staff finds the application is not in full 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 Main Street is similar 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 to utilize all existing shared access to the property.

19.1(5). The applicant proposes to utilize an existing detention pond on the property.

19.1(6). The applicant proposes two one-story buildings constructed primarily with brick and corrugated metal. This proposal does not meet the minimum criteria of the City's Commercial and Industrial Design Standards.

19.1(7). The main entrance of the primary building is facing and visible from Main Street.

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 proposes a two one-story buildings constructed primarily of brick and corrugated metal. Because corrugated metal is not identified as a primary building material, it is limited to 20% of the building façade unless otherwise permitted by the Planning Commission. The applicant has labeled the building elevations to show the percentages of corrugated metal: 36% on North elevation; 33% on South elevation; 18% on West elevation; and 24% on East elevation. A letter of request for the variance has been submitted and is included in this packet.

Pursuant to Section 1.6(1) of the Design Review Guidelines, the Planning Commission may grant variances from any design standard to encourage the implementation of alternative or innovative practices that implement the intent of these guidelines and do not have significant adverse impacts on surrounding development. Staff finds that the proposed application of secondary materials is integral to the architectural style and design of the proposed buildings and not an attempt to decrease the cost of construction; therefore, staff finds in favor of the request.

The plans also indicate that the applicant intends to install roof signage, which is not permitted in the City of Spring Hill. Staff has included a condition of approval reminding the applicant that site plan approval does not grant sign approval. The applicant shall be required to submit a separate sign permit application in accordance with the City's sign regulations. 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.

Engineering: The City Engineer offers the following comments for your consideration:

1. Owner of subject property shall maintain the detention facilities in accordance with the City's rules and regulations.
2. Add a note to the Water and Sewer Sheet 1 of 1 that it shall be the contractor's responsibility to cap the unused existing 6-inch diameter water main at the "right in/right out" entrance to subject site.
3. Add a detail for the proposed grease trap on Detail Sheet 1 of 1.
4. Calculations and a shop drawing submittal for the proposed grease trap shall be provided to the City for review and approval prior to the pre-construction conference.

Recommendation: Staff recommends approval of STP 147-2016, subject to the following conditions of approval:

1. *Design Review Commission determination of compliance with the Design Review Guidelines.* Staff finds that the request does not meet the minimum criteria of the design review guidelines due to the application of metal siding. Staff finds that the proposed application of secondary materials is integral to the architectural style and design of the proposed buildings and not an attempt to decrease the cost of construction; therefore, staff finds in favor of the request.
2. Prior to the issuance of a building permit, the applicant shall dedicate an access easement by separate plat to accommodate future interconnectivity to the south.
3. Prior to the issuance of a building permit, the applicant shall dedicate right-of-way for Main Street in the amount of 47.5 feet from centerline by an easement plat.
4. Prior to the issuance of a building permit, all engineering comments shall be addressed and revisions made.
5. The landscape plan shall be updated to include all symbols, as requested at the work session meeting.
6. Prior to the issuance of a certificate of occupancy, the applicant shall improve Wall Street to include sharrow striping and associated signage in accordance with the City's Bicycle and Greenway Plan
7. Prior to the issuance of a building permit, the applicant shall address all engineering revisions and provide the requested information.
8. 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.
9. 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.
10. The site plan shall be constructed as proposed and in accordance with the conditions of approval.
11. 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.



ANDERSON, DELK, EPPS & ASSOCIATES, INC.

Engineering • Land Planning • Surveying

618 GRASSMERE PARK DRIVE • SUITE 4

NASHVILLE, TENNESSEE 37211

Telephone (615) 331-0809

Fax (615) 331-0110

March 10, 2016

Ms. Dara Sanders, City Planner
City of Spring Hill
P.O. Box 789
Spring Hill, TN 37174

Dear Ms. Sanders,

If we have omitted any information, we do apologize. We know your job is hard enough without our adding to it. We thought the Architect's letter we gave everyone at the Work Session would suffice.

We now formally request a variance to building materials percentage as shown on the Architect's Plans Building Elevations, dated 02-26-2016 (2 sheets).

If you have any questions, please call.

Sincerely,

Joe Epps

JE/lw

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
Tom Wolf, City Engineer
MEETING: March 14, 2016
SUBJECT: STP 148-2016 (Spring Hill Smiles)

STP 148-2016: Submitted by Bert Morton, PE for property located at the Reserve Commercial Park South, Lot 4. The property is zoned B-4 (Central Business District) and contains approximately 1.25 acres. The applicant requests site plan approval for a 10,894 sq/ft Dental Clinic.

Property description and history: This property is located northwest of the intersection of Reserve Boulevard and Port Royal Road. The property to the east is developed for a bank, and Grassy Branch Creek is located to the west.

Request: The applicant requests site plan approval for a dental office containing approximately 10,894 square feet and 48 parking spaces.

Streets and sidewalk: The subject property does not have frontage onto a public street. Staff recommends consideration of sidewalk construction along the west side of the internal private drive.

Access: The applicant proposes one curb cut onto the proposed private drive approved and constructed with the subdivision of land.

Bicycle and Greenway Plan: This project boundary is not impacted by the Bicycle and Greenway Plan.

Landscaping and buffering: The proposal is compliant with the City's landscaping and buffering requirements.

Parking and loading: Based on the information provided by the applicant, 23 parking spaces are required, and 48 are proposed to be installed.

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 Reserve Boulevard is similar to the adjacent property.

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 to access the property by one new driveway onto a private commercial street.

19.1(5). The applicant proposes to utilize an existing detention pond installed as part of the commercial subdivision.

19.1(6). The applicant proposes a two-story building constructed primarily with brick.

19.1(7). The main entrance of the building is facing and visible from the private street.

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 proposes a two-story building constructed primarily of brick. Staff finds that the proposal is compliant with the building design and architectural character requirements.

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 not provided for pedestrian circulation to and within the site. Staff recommended during the staff review meeting and work session that the applicant include sidewalk construction along the property's frontage on the private street to connect to an existing sidewalk on Reserve Boulevard. The plan has not been updated to include this requirement. Staff has included a condition of approval requiring the sidewalk construction.

Engineering: The City Engineer offers the following comments for your consideration:

1. Prior to the pre-construction conference, prepare a sanitary sewer plan and profile drawing and submit same to the City for review and approval verifying that the proposed sanitary sewer service line to the facility can be routed below the proposed ditch while maintaining sufficient cover.
2. The "Asphalt Paving Section" detail on Drawing No. C800 needs to be revised to reflect a minimum 2.5-inch asphaltic concrete binder course and a 1.5-inch asphaltic concrete surface course.
3. Incorporate a truncated dome into "Detail 201 Accessible Ramp" on Drawing No. C801.
4. The auto turn plan provided assumes that traffic will only come from the south to enter the subject site. Said plan needs to be expanded to include traffic coming from the north onto the site.

Recommendation: Staff recommends approval of STP 148-2016, subject to the following conditions:

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.
2. Prior to the issuance of a building permit, the applicant shall revise the plan to include a sidewalk connection from Reserve Boulevard to the extent of the property's frontage onto the private street, accompanied by revised construction plans with the sidewalk details. Should the sidewalk be located outside of the public access easement for the private street, the applicant shall also submit a revised easement plat to include the sidewalk.
3. Prior to the issuance of a building permit, all engineering comments shall be addressed and revisions made.
4. 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.
5. 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.
6. The site plan shall be constructed as proposed and in accordance with the conditions of approval.

7. 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.

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
Tom Wolf, City Engineer
MEETING: March 14, 2016
SUBJECT: STP 152-2016 (Traditions)

STP 152-2016: Submitted by Century Investment Partners, Inc. for property located on Miles Johnson Parkway. The property is zoned B-4 and contains approximately 5.01 acres. The applicant requests site plan approval for a 64,090 sq/ft assisted living and memory care facility.

Property description and history: This undeveloped property is located on the east side of Miles Johnson Parkway, north of Duplex Road and southeast of Main Street. A stream runs contiguous to the southern boundary. The area shown is a small portion of the lot in its entirety. The “property line” shown is only a proposed boundary; it has not been approved, and a request to subdivide the property has not been submitted.

The majority of the surrounding properties are zoned B-4 and are undeveloped. The property to the west has obtained Planning Commission approval of a preliminary plat application for five (5) commercial lots with two curb cuts onto Miles Johnson Parkway and a network internal shared drives.

In January of 2016, the applicant submitted a sketch plan application for the subject property. Required parking information was not submitted for the item to be considered at the February Planning Commission voting meeting, and the item was not added to the agenda. The applicant has now submitted a site plan application for the proposal.

Request: The applicant requests site plan approval for a 64,090 sq. ft. assisted living facility with 112 parking spaces.

Streets and sidewalk: Miles Johnson Parkway is designated as a Collector in the Major Thoroughfare Plan, which requires a minimum of 75 feet of right-of-way. Sufficient right-of-way exists. Staff has made a recommendation for a multi-use path in place of a sidewalk. See comments in the section below.

The applicant has not proposed street improvements. Staff has concerns with trip generation and turning movements into site from Miles Johnson Parkway and finds that consideration for dedicated turn lanes to the site is warranted.

Bicycle and Greenway Plan: Miles Johnson Parkway is identified as a 10’-wide multi-use path location in the City’s Bicycle and Greenway Plan. Based on existing conditions in the surrounding area, planned multi-use path improvements on Duplex Road, and planned off-site private improvements, staff recommends that the multi-use path for Miles Johnson Parkway be located on the east side of the street, along the subject property’s frontage. Staff recommends assessing the applicant a fee in lieu of construction because the multi-use path, if constructed at this time, would not connect to an existing facility or sidewalk. Because the area within the proposed project boundary has not been established by a lot split or preliminary plat, staff has included a condition of approval assessing a fee based on the linear feet of the project area along Miles Johnson Parkway (570 feet).

Access: The applicant proposes one curb cut onto Miles Johnson Parkway to align with an approved curb cut to the west for the Harvey commercial subdivision. Additionally, the applicant proposes provisions for future interconnectivity to the east and north as the parent tract continues to develop.

Landscaping and buffering: The applicant has incorporated the required 15 feet of greenspace between the parking lot and Miles Johnson Parkway, and the stream buffer along the southern property boundary also serves as a buffer between this site and the existing multi-family development.

Parking and loading: The City’s zoning ordinance does not have a parking ratio for an assisted living facility. Typically, staff would apply an adopted ratio for a similar use to determine the number of required parking spaces; however, staff finds that the City’s zoning ordinance does not have an adopted ratio for the proposed use. Staff finds that it falls upon the Planning Commission to determine the number of parking spaces, as it is the responsibility of the Board of Zoning Appeals to consider variance requests from the adopted ratios in the Zoning Ordinance.

At the time of sketch plan request, staff requested that the applicant provide a detailed description of the proposed use and a parking needs assessment or analysis of the standard parking needs for this type of use for the Planning Commission’s determination. Staff has now received this information, which is included in the submitted plans. The parking ratio proposed is based on parking requirements for similar facilities in other municipalities.

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 surrounding properties are undeveloped; therefore, this property will begin to set the standard for which the adjacent buildings should be located from the public right-of-way.

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 one new curb cut onto Miles Johnson in accordance with these criteria. Additionally, the applicant proposes to dedicate public access easements for future interconnectivity with the properties to the north and east.

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

19.1(6). The applicant proposes a two-story building constructed primarily of brick and cement board. Pursuant to the height restrictions of the underlying B-4 zoning district, buildings may exceed the 50-ft maximum with Planning Commission approval. The applicant has submitted a request for a 51-ft height allowance.

19.1(7). The main entrance of the building is facing and visible from Miles Johnson Parkway.

19.1(8). The proposed parking lot landscaping plan meets the majority of the City’s requirements. The proposed magnolia trees within the required 15 feet of greenspace between the parking lot and Miles Johnson Parkway do not meet the minimum caliper of 3”. Staff has included a condition of approval addressing this item.

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 proposes a two-story building constructed primarily of brick and cement board. Pursuant to the height restrictions of the underlying B-4 zoning district, buildings may exceed the 50-ft maximum with Planning Commission approval. The applicant has submitted a request for a 51-ft height allowance. Staff finds that the proposal meets the minimum criteria of the Design Review Guidelines.

Section 3, Landscaping and Screening. The applicant has indicated on the site plan the existing trees proposed to be preserved. 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.

Engineering: The City Engineer offers the following comments for your consideration:

1. Owner of subject property shall maintain the detention facilities in accordance with the City's rules and regulations.
2. Add an additional ADA ramp on the south side of the "U" shaped covered drop-off point opposite the one on the north side.

Recommendation: Staff recommends approval of STP 152-2016, subject to the following conditions:

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.
2. Prior to the issuance of a building permit, the applicant shall submit the appropriate application to subdivision the area of the project boundary from the parent tract.
3. Prior to the issuance of a building permit, the application shall submit a fee in lieu of multi-use path construction in the amount of \$25,650 (\$4.50 per square foot).
4. 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.
5. Prior to the issuance of a building permit, the applicant shall dedicate all public access easements by an easement plat.
6. Prior to the issuance of a building permit, the landscape plan shall be updated to include 3" caliper trees within the required 15 feet of greenspace with a maximum spacing of 30 feet.
7. Prior to the issuance of a building permit, the applicant shall address all engineering revisions and provide the requested information.
8. 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.
9. 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.
10. The site plan shall be constructed as proposed and in accordance with the conditions of approval.
11. 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.

Century Investment Partners, Inc.

103 Forrest Crossing Blvd
Suite 204
Franklin, TN 37064

February 16, 2016

RE: Parking ratios and requirements

Below is an excerpt from our site plan approval in Athen, Alabama. We were approved in the summer of 2015.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	69.58'	50.00'	79°43'48.30"	S 78°21'00" E	64.10'
C2	94.30'	60.00'	90°03'08.79"	N 44°58'47" E	84.89'
C3	82.19'	100.00'	47°05'25.17"	S 23°35'30" E	79.89'
C4	85.19'	60.00'	81°20'53.29"	N 87°48'40" W	78.21'
C5	31.42'	20.00'	90°00'00.00"	S 83°29'06" E	28.28'
C6	31.42'	20.00'	90°00'00.00"	N 06°30'54" E	28.28'

PARKING SPACE REQUIREMENTS

1 SPACE FOR EVERY 6 PATENT BEDS: $64 \text{ BEDS} / 6 = 10.67$ (11) SPACES
+ 1 SPACE FOR EACH STAFF OR VISITING DOCTOR: NO DOCTORS
+ 1 SPACE FOR EVERY 4 EMPLOYEES: $20 \text{ EMPLOYEES} / 4 = 5$ SPACES

SPACES REQUIRED: 16

SPACES PROVIDED: 61

NOTE:

ALL ASPHALT IS TO BE HEAVY DUTY BUILD UP PER THE CITY OF ATHENS

Century Investment Partners, Inc.

103 Forrest Crossing Blvd
Suite 204
Franklin, TN 37064

February 16, 2016

Spring Hill Planning Commission
City Hall
Spring Hill, TN 37174

RE: Request for variance Traditions of Spring Hill

Commissioners:

We hereby request a variance of 11" for our cupola.

Thanking you in advance for your consideration.

Berkeley Nance
VP Development
Century Investment Partners
103 Forrest Crossing Blvd
Suite 204
Franklin, TN 37064

