

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



Call meeting to order

Stipulation of members present

***Announcement – audience members wishing to speak to an agenda item will have the opportunity to speak at the beginning of the agenda and will have five minutes to address the Planning Commission. No rebuttal remarks are permitted. Please take this time to silence all cell phones and electronic devices.***

Concerned Citizens (Non-Agenda Items)

Public Comment (Agenda Items)

Approval of March 14, 2016 meeting minutes

Approval of the agenda

**Consent Agenda:**

**Bonds and Infrastructure to be considered**

1. **Resolution 16-23:** To release the Maintenance Bond for the Villas at Meadowbrook Phase 3, Sections 1, 2, 2A, 3 and 4.
2. **Resolution 16-24:** To recommend acceptance and dedication of road rights-of-way and public improvements shown on the existing plat for Belshire Village Drive Lots 2A and 2B.
3. **Resolution 16-25:** To release the maintenance bond for Belshire Village Drive Lots 2A & 2B.
4. **Resolution 16-26:** To recommend acceptance and dedication of road rights-of-way and public improvements shown on the existing plat for Cherry Grove Addition Phase 2 Section 2.
5. **Resolution 16-27:** To release the Surety Letter of credit for Cherry Grove Addition Phase 2 Section 2.
6. **Resolution 16-28:** To reduce the existing letter of credit and to establish as a Maintenance Bond letter of credit for Autumn Ridge Phase 3, Section 3.
7. **Resolution 16-29:** To establish a Maintenance Bond for Copper Ridge Phase 3, Section 2.
8. **Resolution 16-30:** To establish a Performance Bond for Copper Ridge Phase 3, Section 2.
9. **CCP 155-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Shirebrook Subdivision. The property is zoned B-4, Central Business District, and contains approximately 5.079 acres. The applicant requests final plat approval for 34 single family residential lots.
10. **STP 157-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for property located 4792 Main Street. The property is zoned B-4, Central Business District, and contains approximately 1.96 acres. The applicant requests site plan approval for a self-storage facility.

**11. FLP 166-2016:** Submitted by Leon Stanford for Wades Grove Subdivision. The property is zoned R-2, Medium Density Residential, Planned Unit Development, and contains approximately 6.84 acres. The applicant requests final plat approval for 23 single family residential lots.

### New Business

- 1.) **STP 114-2015:** Submitted by Brian Rose for property located at 4959 Main Street. The property is zoned B-4, Central Business District, and contains approximately .53 acres. The applicant requests site plan approval for a 1,167 sq/ft. restaurant.
- 2.) **SKP 149-2016:** Submitted by Adam Crunk for property located on 2000 Reserve Blvd. The property is zoned B-4, Central Business District, and contains approximately 15.71 acres. The applicant requests sketch plan approval for a 71,325 sq/ft. senior living community.
- 3.) **STP 150-2016:** 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 applicant requests site plan approval for a restaurant containing 3,652 sq/ft and associated parking.
- 4.) **STP 154-2016:** Submitted by Northpoint Development for property located at 715 Beechcroft Rd. The property is zoned M-1, Light Industrial, and contains approximately 31.6 acres. The applicant requests site plan approval for a 102,060 sq/ft. addition to the Comprehensive Logistics building.
- 5.) **SKP 158-2016:** Submitted by Gamble Design Collaborative for property located on Miles Johnson Parkway. The property is zoned B-4, Central Business District, and contains approximately 8.61 acres. The applicant requests sketch plan approval for an assisted living and Alzheimer's care facility.
- 6.) **RZN 159-2016:** Submitted by Huntly Gordon for property located at 5242 Main Street. The property is zoned B-2, Neighborhood Shopping District, and contains approximately 1.4 acres. The applicant requests rezoning the property from a B-2, Neighborhood Shopping District, to a B-4, Central Business District.
- 7.) **SKP 161-2016:** Submitted by Sawyer Land Surveying, LLC. for property located at 740 Beechcroft Rd. The property is zoned M-1, Light Industrial, and contains approximately 9.92 Acres. The applicant requests sketch plan approval for an addition of 8786 sq/ft. warehouse with loading docks and a new exit drive.

### Other Business

### Adjourn

**SPRING HILL  
MUNICIPAL PLANNING COMMISSION  
REGULAR MEETING MINUTES  
MONDAY, MARCH 14, 2016  
5:30 P.M.**

Chairman Paul Downing called the meeting to order

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

***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)

Approval of February 8, 2016 meeting minutes: Alderman Fitterer made a motion to approve the February 8, 2016 meeting minutes. Motion seconded by Commissioner Hairston. Motion passed 5/0.

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

**Consent Agenda:**

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.

Alderman Fitterer made a motion to approve the Consent agenda. Motion seconded by Commissioner Hairston. Motion passed 5/0.

#### **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.

**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.
7. Applicant shall install 15 Holly trees 25 feet off center from the front property line to the limits of the existing trees at the rear proposed to be preserved as well as 33 laurels.

Alderman Fitterer made a motion to approve **STP 137-2016** with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/0.

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.

**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 146-2016** 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.

Alderman Fitterer made a motion to approve **SKP 146-2016** with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/0.

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.

**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 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.

Alderman Fitterer made a motion to approve STP 147-2016 with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/0.

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.

**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.

Alderman Fitterer made a motion to approve **STP 148-2016** with staff conditions. Motion seconded by Commissioner Hairston. Motion passed 5/0.

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.

**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. 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 152-2016** with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/0.

#### Other Business

#### Adjourn

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Paul Downing, Chairman

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Dara Sanders P.C. Secretary



## City of Spring Hill Planning Commission

DATE: March 23, 2016

REQUEST: Release the maintenance bond for The Villas at Meadowbrook Phase 3 Sections 1, 2, 2A, 3 & 4

SUBMITTED BY: Thomas S. Wolf, City Engineer *Tsw*

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### OVERVIEW:

- A performance bond was established in 2009 for Phase 3 Sections 1, 2, 2A, 3 & 4 in the amount of \$260,180.00.
- The performance bond was reduced to a maintenance bond of \$78,054.00 on 08/11/2014.
- BOMA has previously accepted the public improvements on 8/18/2014.
- Roads and sidewalks are private.
- All certificates of satisfaction have been signed off on from inspectors.

### PC ACTION REQUESTED:

- Approve PC Resolution 16-23 to release the maintenance bond for The Villas at Meadowbrook Phase 3 Sections 1, 2, 2A, 3 & 4



**RESOLUTION 16-23 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
THE VILLAS AT MEADOWBROOK  
PHASE 3 SECTIONS 1, 2, 2A, 3 & 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, 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 14-99 for acceptance and dedication of public improvements for said development (roads and sidewalks are private); and

**WHEREAS**, it is the recommendation of the City Engineer that the Maintenance Bond for the Villas at Meadowbrook in the amount of \$78,054.00 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for the Villas at Meadowbrook Phase 3 Sections 1, 2, 2A, 3 & 4 in the amount of **\$78,054.00** is hereby approved

Passed and adopted this 11<sup>th</sup> day of April, 2016

\_\_\_\_\_  
Paul Downing, Chairman

\_\_\_\_\_  
Dara Sanders, Secretary



**RESOLUTION 14-99**

**A RESOLUTION TO APPROVE THE ACCEPTANCE OF SEWER, WATER AND STORM DRAIN LINES SHOWN ON THE EXISTING PLATS FOR VILLA'S AT MEADOWBROOK PHASE 3 SECTION 1, 2, 2A, 3 & 4**

**WHEREAS**, Cornerstone Land Company has 5 (Five) recorded Final Plats for the Villa's at Meadowbrook Phase 3 Sections 1, 2, 2A, 3, & 4 in Maury County Plat Book , P18 Page 20 , P18 Page 89, P18 Page 73, P19 Page 101 and P18 Page 297

**WHEREAS**, said Plat show Sewer Lines, Water Lines and Storm Drain Lines with easements 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

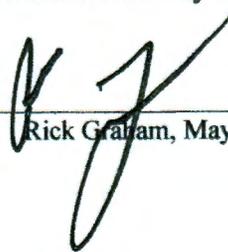
**WHEREAS**, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the installation and design intent has been achieved; and

**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 Acceptance of the Sewer, Water and Storm Drain Lines be accepted and the same become a part of the Public Utility 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 the Acceptance of the Sewer, Water and Storm Drain Lines in Villa's at Meadowbrook Phase 3 Section 1, 2, 2A,3 & 4 as shown on the recorded plats is hereby approved.

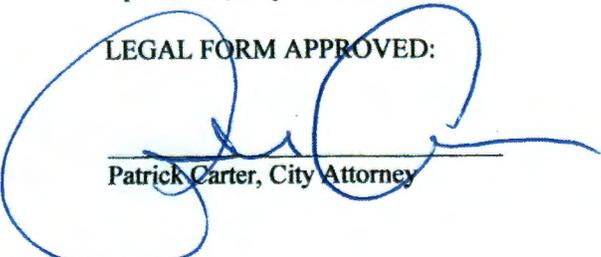
**Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on this 18<sup>th</sup> day of August, 2014.**

  
\_\_\_\_\_  
Rick Graham, Mayor

ATTEST:

  
\_\_\_\_\_  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
\_\_\_\_\_  
Patrick Carter, City Attorney



**FORM FOR OFFER OF  
IRREVOCABLE DEDICATION**

**AGREEMENT** made this 15<sup>th</sup> 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 Cornestone Land Company, a Partnership, having its office and place of business at 201 E. Main Street Suite 300 hereinafter designated as the "developer". Murfreesboro, TN 37130

**WHEREAS**, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Meadowbrook Phase 3 dated 1/18/08 and prepared by O'Leary & Assoc. and Villas of Section 1, 2, 2A, 3 & 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 15 day of July, 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:

Cornerstone Land Company

7/15/14 20\_\_\_\_  
Date

[Signature]  
Developer Signature

(CORPORATE SEAL)

ATTEST: [Signature]

August 18 2014

FOR THE CITY OF SPRING HILL:

BY: [Signature]  
Signature

[Signature]  
Printed Name

ACKNOWLEDGEMENT:  
COPARTNERSHIP

STATE OF TENNESSEE

(COUNTY OF Rutherford ) SS: \_\_\_\_\_

On this 15<sup>th</sup> day of July of 2014, before me personally appeared John D. Floyd, to me known to be one of the firm Cornerstone Bank Co. 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 R. Lechner  
CORPORATE  
my commission expires 10/28/14  


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





## City of Spring Hill Planning Commission

DATE: March 23, 2016

REQUEST: Release the maintenance bond for Belshire Village Drive Lots 2A & 2B  
(Murphy Oil Express – Main Street)

SUBMITTED BY: Thomas S. Wolf, City Engineer *TSW*

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### OVERVIEW:

- A performance bond was established and previously released for Belshire Village Drive Lots 2A & 2B.
- The maintenance bond of \$22,770.49 was established on 03/10/2014.
- All improvements have been done.
- All certificates of satisfaction have been signed off on from inspectors.

### PC ACTION REQUESTED:

- Approve PC Resolution 16-24 to recommend the acceptance and dedication of the road rights-of-way and public improvements for Belshire Village Drive Lots 2A & 2B
- Approve PC Resolution 16-25 to release the maintenance bond for Belshire Village Drive Lots 2A & 2B



**RESOLUTION 16-24 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  
BELSHIRE VILLAGE DRIVE LOTS 2A & 2B**

**WHEREAS**, Ritzen Properties GP (Murphy Oil USA, Inc.) has a recorded Final Plat for Belshire Village Drive Lots 2A & 2B in Williamson County Plat Book P56, Page 136; 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 Belshire Village Drive Lots 2A & 2B as shown on the recorded plat is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 11<sup>th</sup> day of April, 2016.

\_\_\_\_\_  
Paul Downing, Chairman

\_\_\_\_\_  
Dara Sanders, Secretary





## CERTIFICATE OF SATISFACTORY COMPLETION

February 8, 2016

Belshire Village Drive for Lots 2A & 2B

Belshire

Lot 2A & 2B

Development Name: Belshire Village (Murphy Oil)

Phase or Section of Construction: Lots 2A & 2B

Public Improvements: Water, Storm Water, Sidewalks, Street Signs, Streets 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.

Tyler Scroggins  
City of Spring Hill Utility Inspector (signature)

Tyler Scroggins  
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



**LEGEND**

③	MANHOLE	(0000)	RECORDED DATA
④	UTILITY POLE	RFB	REBAR PIN FOUND
⑤	LIGHT POLE	OTF	OPEN TOP PIPE FOUND
⑥	TRANSFORMER	CIF	CONSP. TOP PIPE FOUND
⑦	FIRE HYDRANT	CWF	CONC. WORK FOUND
⑧	WATER VALVE	RFV	ROD FOUND
⑨	GAS VALVE	RFV	BRASS DISK FOUND
⑩	GAS METER	RFV	AXLE FOUND
⑪	CONCRETE	B/A	BUILDING LINE
⑫	WOOD	C/L	CENTERLINE
⑬	FENCE LINE	LLL	LAND LOT LINE
⑭	PROPERTY LINE	R/W	RIGHT-OF-WAY

**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 ENDED IN BOOK NUMBER D.B. 3530, PG. 786, COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLICWAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE 12/18 2012  
 NAME, TITLE AND AGENCY OR AUTHORIZED APPROVING AGENT  
*Joseph J. Lyons*  
 TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)  
 H-239 12/31/2012 - 11:39:48 AM  
 12057469

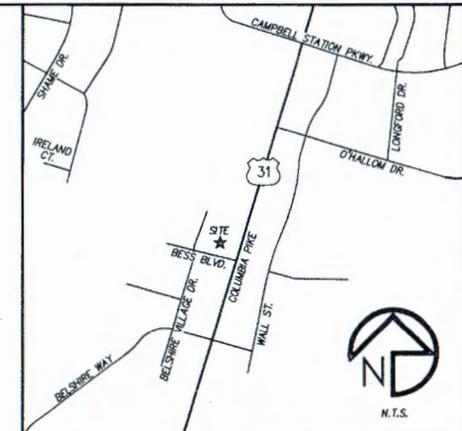
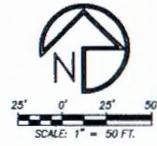
1 POS. ALL PLAT	15.00
BATCH: 28184	2.00
PLAT BOOK: P56	17.00
PAGE: 136	
REC FEE	15.00
DP FEE	2.00
TOTAL	17.00

STATE OF TENNESSEE, WILLIAMSON COUNTY  
 SADIIE WADE

**CERTIFICATE OF APPROVAL OF WATER SYSTEM**

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED REPLAT OF BELSHIRE VILLAGE PHASE VIII, PARCEL 2 HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE 12-21-12 20\_\_\_\_  
 NAME, TITLE AND AGENCY OR AUTHORIZED APPROVING AGENT  
*J.C. [Signature]*



**CERTIFICATE OF APPROVAL OF SEWER SYSTEMS**

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED REPLAT OF BELSHIRE VILLAGE PHASE VIII, PARCEL 2 HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE 12-21-12 20\_\_\_\_  
 NAME, TITLE AND AGENCY OR AUTHORIZED APPROVING AGENT  
*J. [Signature]*

**CERTIFICATE OF APPROVAL FOR RECORDING**

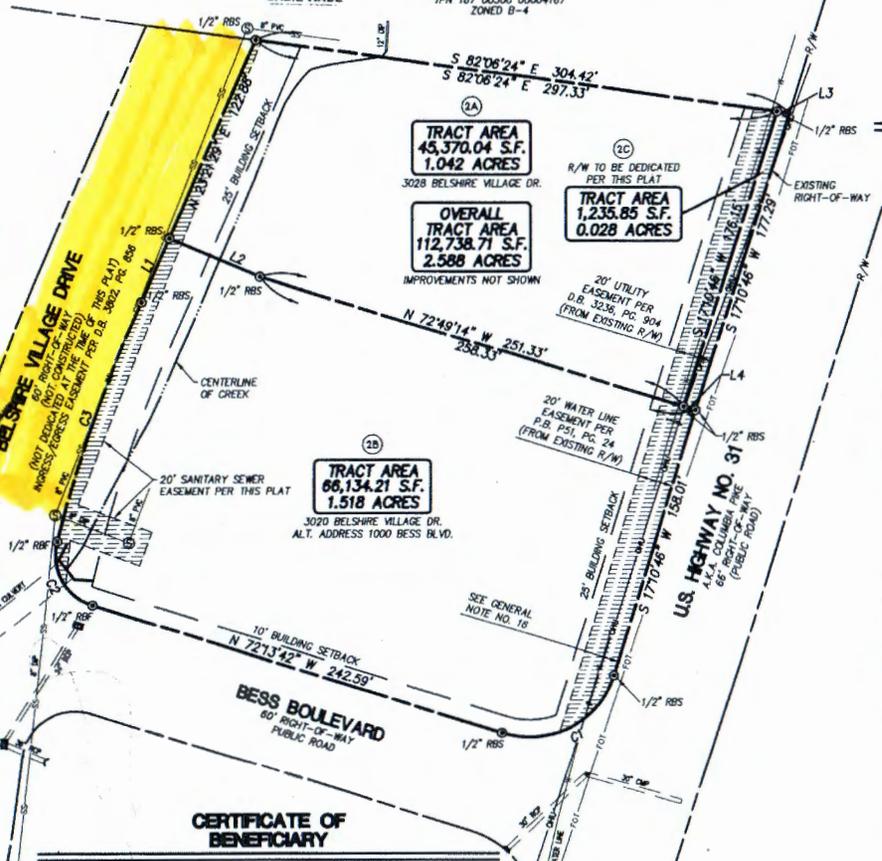
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SPRING HILL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY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

DATE \_\_\_\_\_ 20\_\_\_\_  
 SECRETARY, PLANNING COMMISSION  
*[Signature]*

**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 "B" LAND SURVEY AS DEFINED IN TITLE 82, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000.

DATE 12/18 2012  
 REGISTERED LAND SURVEYOR  
 TENNESSEE NO. 2522  
*[Signature]*



**ACREAGE**

PARCEL 2A	1.042
PARCEL 2B	1.518
PARCEL 2C	0.028
OVERALL PARCEL	2.588

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 23°21'29" E	39.39'
L2	S 66°37'44" E	55.66'
L3	S 82°08'24" E	7.09'
L4	N 72°49'14" W	7.00'

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	80.10'	S 82°28'31" W	71.87'
C2	30.00'	45.57'	N 28°42'30" W	41.32'
C3	887.10'	144.36'	N 19°18'55" E	144.19'

**CERTIFICATE OF BENEFICIARY**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST FIXTURE FILING, ASSIGNMENT OF RENTS AND LEASES AND SECURITY AGREEMENT DATED AND RECORDED ON APRIL 15, 2005 IN BOOK 3530, PG. 792, BOOK 5249, PG. 499, BOOK 5374, PG. 745, BOOK 3802, PG. 846 AND BOOK 4089, PG. 253, AS WELL AS HOLDER OF ALL RIGHTS UNDER THAT CERTAIN ASSIGNMENT OF RENTS AND LEASES OF RECORD IN BOOK 3530, PG. 810, AS AMENDED AND RELEASED BY INSTRUMENTS IN BOOK 3622, PG. 697, BOOK 3802, PG. 846 AND BOOK 3089, PG. 253. ALL IN REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE AND HEREBY APPROVE THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND DOES SUBORDINATE ITS LIEN OR ENCUMBRANCE TO SUCH PLAN OF SUBDIVISION.

DATE 12-20 20\_\_\_\_  
 NAME, TITLE AND AGENCY OR AUTHORIZED APPROVING AGENT  
*Joseph J. Lyons*  
 TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)  
 SVP Bancorp South

**GENERAL NOTES**

1. SURVEY PROCEDURES: THIS SURVEY IS BASED ON MEASUREMENTS OBTAINED USING AN INSTRUMENT CAPABLE OF READING ANGULAR MEASUREMENTS DIRECTLY TO A MINIMUM OF 5 SECONDS OF ARC AND LINEAR DIMENSIONS DIRECTLY TO 0.01 FEET.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 124,033 FEET, AND AN ANGULAR ERROR OF 1.67 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY COMPASS RULE ADJUSTMENT METHOD.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 67,655 FEET.
4. TITLE TO THE SURVEYED PROPERTY IS CURRENTLY VESTED IN RITZEN PROPERTIES, LLC BY WRITING OF A SPECIAL WARRANTY DEED RECORDED IN D.B. 3530, PG. 786, WILLIAMSON COUNTY, TENNESSEE RECORDS.
5. I HAVE EXAMINED FEMA FLOOD INSURANCE RATE MAP NO. 471980070E DATED APRIL 16, 2007 AND HAVE DETERMINED BASED SOLELY BY GRAPHICALLY SCALING THE LOCATION ON THE MAP THAT THIS PROPERTY IS SHOWN NOT TO BE LOCATED WITHIN THE LIMITS OF A DESIGNATED FLOOD HAZARD AREA.
6. THE BASIS OF NORTH USED FOR THIS SURVEY IS FROM A FINAL PLAT ENTITLED "BELSHIRE VILLAGE PHASE VIII" BY DLS (DELLE LAND SURVEYING) DATED SEPTEMBER 24, 2008 AND RECORDED IN P.B. P51, PG. 24, WILLIAMSON COUNTY, TENNESSEE RECORD (TENNESSEE STATE PLANE COORDINATES).
7. THE SURVEYED PROPERTY IS ZONED B-4 (CENTRAL BUSINESS DISTRICT) ACCORDING TO THE CITY OF SPRING HILL, TENNESSEE PLANNING & ZONING DEPARTMENT AND IS SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OF THIS ZONING CLASSIFICATION. THE SETBACK REQUIREMENTS FOR THIS ZONING CLASSIFICATION ARE:
  - FRONT 10 FT.
  - MAJOR SIDE 0 OR 25 FT.
  - REAR 25 FT.
8. THE TAX PARCEL ID FOR THE OVERALL PROPERTY IS 167 00216 00004167.
9. THE PURPOSE OF THIS PLAT IS TO CREATE PARCEL 2A AND PARCEL 2B OUT OF PARCEL 2 AS SHOWN IN P.B. P51, PG. 24, REGISTER'S OFFICE, WILLIAMSON COUNTY, TENNESSEE AS WELL AS TO DEDICATE RIGHT-OF-WAY (PARCEL 2C) TO THE CITY OF SPRING HILL, TENNESSEE.
10. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES ANY PRIOR RECORDING OF THE PROPERTY SHOWN HEREON SPECIFICALLY REPEALING, BUT NOT LIMITED TO, THE FINAL PLAT BELSHIRE VILLAGE PHASE VIII, PARCEL 2, RECORDED IN PLAT BOOK P51, PG. 24, REGISTER'S OFFICE, WILLIAMSON COUNTY, TENNESSEE.
11. THIS PLAT IS SUBJECT TO THE EASEMENT, COVENANTS, CONDITIONS AND RESTRICTIVE AGREEMENT BY AND BETWEEN RITZEN PROPERTIES, LLC AND LONE'S HOME CENTERS, INC. RECORDED ON JANUARY 13, 2006 IN BOOK 3802, PAGE 856-911, REGISTER'S OFFICE, WILLIAMSON COUNTY, TENNESSEE. (IN THE EVENT A CONFLICT EXISTS BETWEEN THE CITY OF SPRING HILL ORDINANCES AND THE EASEMENT, COVENANTS CONDITIONS AND RESTRICTIONS AGREEMENT REFERENCED ABOVE, THE STRICTER SHALL APPLY.)
12. THIS SURVEY MEETS THE REQUIREMENTS OF AN "URBAN LAND SURVEY" AS PER CHAPTER 08220-3 OF STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE, DATED SEPTEMBER 29, 1980.
13. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER. INDIVIDUAL WATER AND SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
14. PROPERTY OWNERS TO BE RESPONSIBLE FOR THE MAINTENANCE OF ALL THE STORMWATER AND DETENTION SYSTEMS UTILIZED BY THEIR RESPECTIVE PARCEL.
15. NOT WITHSTANDING ANYTHING CONTAINED HEREON, THIS PLAT SHALL NOT IMPACT ANY OTHER LAND APPEARING OF RECORD IN FINAL PLAT BELSHIRE VILLAGE PHASE VIII (SUBDIVISION OF RITZEN PROPERTIES, LLC PROPERTY OF RECORD IN DEED BOOK 3358, PAGE 203, MAP 167, PART OF PARCEL 2.12, SPRING HILL, WILLIAMSON COUNTY, TENNESSEE) AS SHOWN OF RECORD IN PLAT BOOK P51, PAGE 24, REGISTER'S OFFICE, WILLIAMSON COUNTY, TENNESSEE.
16. AT ITS DISCRETION, THE CITY OF SPRING HILL, TENNESSEE MAY REQUIRE THE DEDICATION OF ADDITIONAL RIGHT-OF-WAY ALONG U.S. HIGHWAY 31 ON PARCEL 2B IN FAVOR OF THE CITY IN THE EVENT OF THE FURTHER DEVELOPMENT OF PARCEL 2B.

**Bechtler Greenfield Surveying, LLC**  
 1430 W. Peachtree St., NW, Suite 225  
 Atlanta, Georgia 30309  
 Phone: (770) 422-1911  
 Email: info@bechtlersurveying.com



**DRAWING SCALE** 1" = 60.00 FT.

RELEASE DATE:	08-30-12
RELEASE DATE:	10-12-12
FILEWORK BY:	RWS
DRAWN BY:	REB
CHECKED BY:	REB
NO. DATE DESCRIPTION	REVISIONS
1-11-12	12 CITY COMMENTS
2-12-12	12 ADDED GEN. NOTE 16
3-12-12	12 ATTORNEY'S COMMENTS

REPLAT OF BELSHIRE VILLAGE PHASE VIII, PARCEL 2  
 FOR  
**RITZEN PROPERTIES GP**  
 4th CIVIL DISTRICT - CITY OF SPRING HILL  
 WILLIAMSON COUNTY - TENNESSEE

PROJECT NO.  
**12-138-0**  
 DRAWING FILE:  
 12-138-0 PLAT.DWG  
 SHEET NO.  
**S-1**  
 1 OF 1



**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 BELSHIRE VILLAGE DRIVE LOTS 2A & 2B**

**WHEREAS**, Developer Ritzen Properties GP has a recorded Final Plat for Belshire Village Drive Lots 2A & 2B in Williamson County Plat Book P56, Page 136; 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**, on April 11, 2016, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Belshire Village Drive Lots 2A and 2B be accepted; 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 Belshire Village Drive Lots 2A & 2B as shown on the recorded plat is hereby approved.

Passed and adopted this 18<sup>th</sup> day of April, 2016.

\_\_\_\_\_  
Rick Graham, Mayor

ATTEST:

\_\_\_\_\_  
April Goad, City Recorder

LEGAL FORM APPROVED:

\_\_\_\_\_  
Patrick Carter, City Attorney



**RESOLUTION 16-25 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
BELSHIRE VILLAGE DRIVE LOTS 2A & 2B**

**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 Belshire Village Drive Lots 2A & 2B in the amount of \$22,770.49 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for Belshire Village Drive Lots 2A & 2B in the amount of **\$22,770.49** is hereby approved

Passed and adopted this 11<sup>th</sup> day of April, 2016.

\_\_\_\_\_  
Paul Downing, Chairman

\_\_\_\_\_  
Dara Sanders, Secretary





## City of Spring Hill Planning Commission

DATE: March 23, 2016

REQUEST: Release the surety letter of credit for Cherry Grove Addition Phase 2 Section 2

SUBMITTED BY: Thomas S. Wolf, City Engineer *TSW*

---

### OVERVIEW:

- A performance bond was established for Cherry Grove Addition Phase 2 Section 2 in 2007.
- The performance bond was reduced to a maintenance bond of \$41,250.00 was established on 12/20/2010.
- All improvements have been done and road was topped in May 2013.
- All certificates of satisfaction have been signed off on from inspectors.

### PC ACTION REQUESTED:

- Approve PC Resolution 16-26 to recommend to BOMA the acceptance and dedication of the road rights-of-way and public improvements for Cherry Grove Addition Phase 2 Section 2
- Approve PC Resolution 16-27 to release the surety letter of credit for Cherry Grove Addition Phase 2 Section 2



**RESOLUTION 16-26 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  
CHERRY GROVE ADDITION PHASE 2 SECTION 2**

**WHEREAS**, Don R. Cameron III has a recorded Final Plat for Cherry Grove Addition Phase 2 Section 2 in Williamson County Plat Book P47, Page 97A and 97B; 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 Cherry Grove Addition Phase 2 Section 2 as shown on the recorded plat is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 11<sup>th</sup> day of April, 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 IMPROVMENTS SHOWN ON THE EXISTING PLAT FOR CHERRY GROVE ADDITION PHASE 2 SECTION 2**

**WHEREAS**, Don R. Cameron III has a recorded Final Plat for Cherry Grove Addition Phase 2 Section 2 in Williamson County Plat Book P47, Page 97A & 97B; 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**, on April 11, 2016, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Cherry Grove Addition Phase 2 Section 2 be accepted; 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 Cherry Grove Addition Phase 2 Section 2 as shown on the recorded plat is hereby approved.

Passed and adopted this 18<sup>th</sup> day of April, 2016.

\_\_\_\_\_  
Rick Graham, Mayor

ATTEST:

\_\_\_\_\_  
April Goad, City Recorder

LEGAL FORM APPROVED:

\_\_\_\_\_  
Patrick Carter, City Attorney



**RESOLUTION 16-27 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE SURETY LETTER OF CREDIT FOR  
CHERRY GROVE ADDITION PHASE 2 SECTION 2**

**WHEREAS**, a Surety Letter of Credit 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 in 2010, 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 Surety Letter of Credit 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 Surety Letter of Credit for Cherry Grove Addition Phase 2 Section 2 in the amount of \$41,250.00 be released.

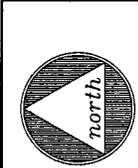
**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Surety Letter of Credit for Cherry Grove Addition Phase 2 Section 2 in the amount of **\$41,250.00** is hereby approved.

Passed and adopted this 11<sup>th</sup> day of April, 2016

\_\_\_\_\_  
Paul Downing, Chairman

\_\_\_\_\_  
Dara Sanders, Secretary





NOTED LINES AND POINTS ARE IN ACCORDANCE WITH THE RECORD PLAT OF THE CHERRY GROVE ADDITION, PLANNED UNIT DEVELOPMENT, PHASE TWO, SECTION TWO, SHEET 1 OF 2.

**Lot Data**

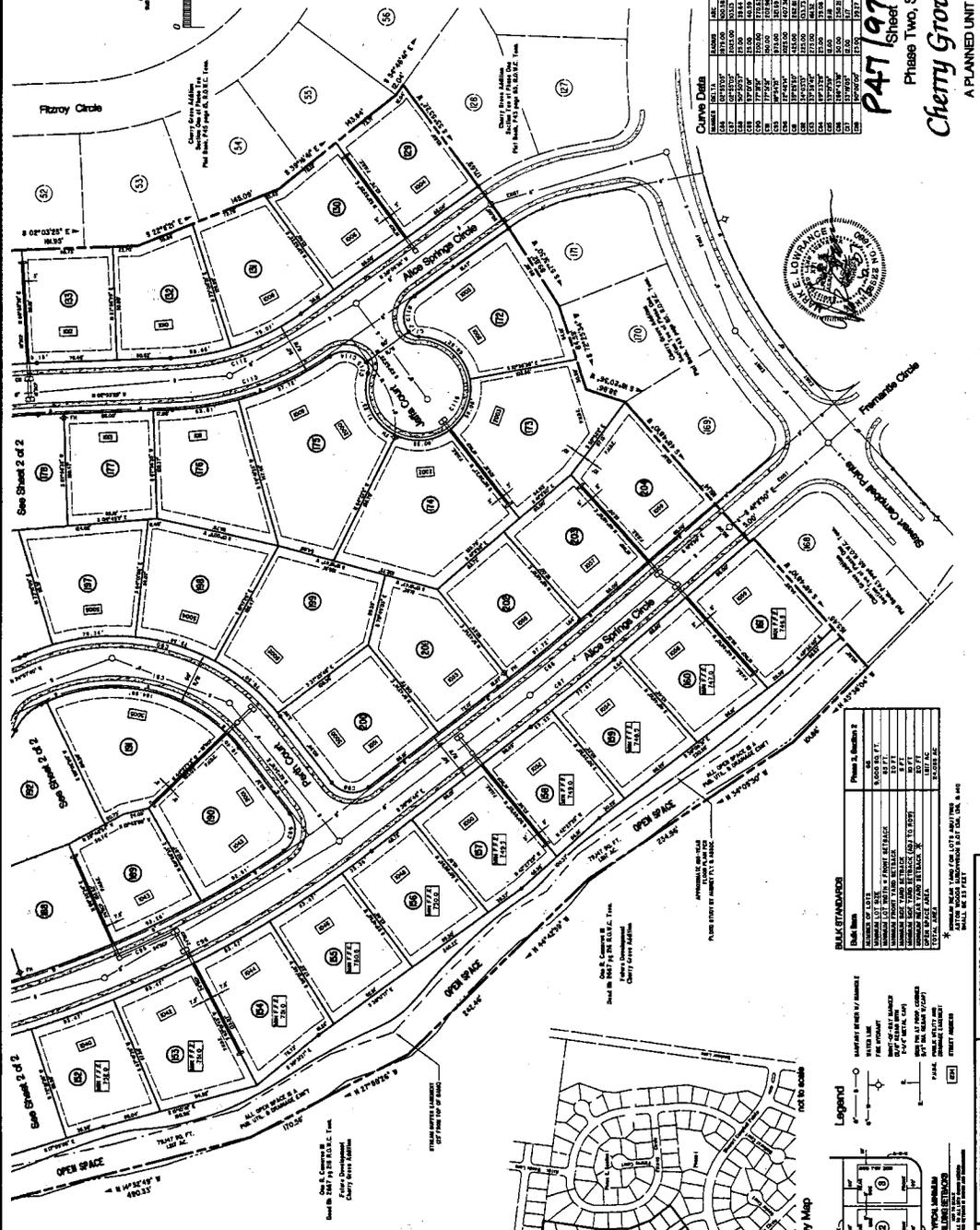
LOT NO.	LOT AREA (SQ. FT.)	LOT AREA (ACRES)
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2	10,000	.2296
3	10,000	.2296
4	10,000	.2296
5	10,000	.2296
6	10,000	.2296
7	10,000	.2296
8	10,000	.2296
9	10,000	.2296
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95	10,000	.2296
96	10,000	.2296
97	10,000	.2296
98	10,000	.2296
99	10,000	.2296
100	10,000	.2296

07/27/2007-11:40:28 AM  
 07024228  
 PLAT BOOK: 147  
 PAGE: 1 OF 17  
 DATE: 07/27/2007  
 DRAWN BY: [Signature]

**Course Data**

LINE NO.	START POINT	END POINT	LENGTH (FEET)	BEARING
1	1000.000	1000.000	0.00	0.00
2	1000.000	1000.000	0.00	0.00
3	1000.000	1000.000	0.00	0.00
4	1000.000	1000.000	0.00	0.00
5	1000.000	1000.000	0.00	0.00
6	1000.000	1000.000	0.00	0.00
7	1000.000	1000.000	0.00	0.00
8	1000.000	1000.000	0.00	0.00
9	1000.000	1000.000	0.00	0.00
10	1000.000	1000.000	0.00	0.00
11	1000.000	1000.000	0.00	0.00
12	1000.000	1000.000	0.00	0.00
13	1000.000	1000.000	0.00	0.00
14	1000.000	1000.000	0.00	0.00
15	1000.000	1000.000	0.00	0.00
16	1000.000	1000.000	0.00	0.00
17	1000.000	1000.000	0.00	0.00
18	1000.000	1000.000	0.00	0.00
19	1000.000	1000.000	0.00	0.00
20	1000.000	1000.000	0.00	0.00
21	1000.000	1000.000	0.00	0.00
22	1000.000	1000.000	0.00	0.00
23	1000.000	1000.000	0.00	0.00
24	1000.000	1000.000	0.00	0.00
25	1000.000	1000.000	0.00	0.00
26	1000.000	1000.000	0.00	0.00
27	1000.000	1000.000	0.00	0.00
28	1000.000	1000.000	0.00	0.00
29	1000.000	1000.000	0.00	0.00
30	1000.000	1000.000	0.00	0.00
31	1000.000	1000.000	0.00	0.00
32	1000.000	1000.000	0.00	0.00
33	1000.000	1000.000	0.00	0.00
34	1000.000	1000.000	0.00	0.00
35	1000.000	1000.000	0.00	0.00
36	1000.000	1000.000	0.00	0.00
37	1000.000	1000.000	0.00	0.00
38	1000.000	1000.000	0.00	0.00
39	1000.000	1000.000	0.00	0.00
40	1000.000	1000.000	0.00	0.00
41	1000.000	1000.000	0.00	0.00
42	1000.000	1000.000	0.00	0.00
43	1000.000	1000.000	0.00	0.00
44	1000.000	1000.000	0.00	0.00
45	1000.000	1000.000	0.00	0.00
46	1000.000	1000.000	0.00	0.00
47	1000.000	1000.000	0.00	0.00
48	1000.000	1000.000	0.00	0.00
49	1000.000	1000.000	0.00	0.00
50	1000.000	1000.000	0.00	0.00
51	1000.000	1000.000	0.00	0.00
52	1000.000	1000.000	0.00	0.00
53	1000.000	1000.000	0.00	0.00
54	1000.000	1000.000	0.00	0.00
55	1000.000	1000.000	0.00	0.00
56	1000.000	1000.000	0.00	0.00
57	1000.000	1000.000	0.00	0.00
58	1000.000	1000.000	0.00	0.00
59	1000.000	1000.000	0.00	0.00
60	1000.000	1000.000	0.00	0.00
61	1000.000	1000.000	0.00	0.00
62	1000.000	1000.000	0.00	0.00
63	1000.000	1000.000	0.00	0.00
64	1000.000	1000.000	0.00	0.00
65	1000.000	1000.000	0.00	0.00
66	1000.000	1000.000	0.00	0.00
67	1000.000	1000.000	0.00	0.00
68	1000.000	1000.000	0.00	0.00
69	1000.000	1000.000	0.00	0.00
70	1000.000	1000.000	0.00	0.00
71	1000.000	1000.000	0.00	0.00
72	1000.000	1000.000	0.00	0.00
73	1000.000	1000.000	0.00	0.00
74	1000.000	1000.000	0.00	0.00
75	1000.000	1000.000	0.00	0.00
76	1000.000	1000.000	0.00	0.00
77	1000.000	1000.000	0.00	0.00
78	1000.000	1000.000	0.00	0.00
79	1000.000	1000.000	0.00	0.00
80	1000.000	1000.000	0.00	0.00
81	1000.000	1000.000	0.00	0.00
82	1000.000	1000.000	0.00	0.00
83	1000.000	1000.000	0.00	0.00
84	1000.000	1000.000	0.00	0.00
85	1000.000	1000.000	0.00	0.00
86	1000.000	1000.000	0.00	0.00
87	1000.000	1000.000	0.00	0.00
88	1000.000	1000.000	0.00	0.00
89	1000.000	1000.000	0.00	0.00
90	1000.000	1000.000	0.00	0.00
91	1000.000	1000.000	0.00	0.00
92	1000.000	1000.000	0.00	0.00
93	1000.000	1000.000	0.00	0.00
94	1000.000	1000.000	0.00	0.00
95	1000.000	1000.000	0.00	0.00
96	1000.000	1000.000	0.00	0.00
97	1000.000	1000.000	0.00	0.00
98	1000.000	1000.000	0.00	0.00
99	1000.000	1000.000	0.00	0.00
100	1000.000	1000.000	0.00	0.00

**P47197A**  
 Sheet 1 of 2  
**Cherry Grove Addition**  
 A PLANNED UNIT DEVELOPMENT  
 Phase Two, Section Two



**NOTES**

1. PROPERTY MAP NO. 112-10-001.
2. CITY OF SPRING HILL, FLORIDA COUNTY.
3. DATE: 07/27/2007.
4. DRAWN BY: [Signature]
5. CHECKED BY: [Signature]
6. APPROVED BY: [Signature]
7. ALL DIMENSIONS ARE IN FEET AND INCHES.
8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
11. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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18. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
19. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

**VICINITY MAP**

**Key Map**

**Legend**

- WATER LINE
- SEWER LINE
- UTILITY TRENCH
- OPEN SPACE
- ROAD
- PROPERTY LINE
- LOT

**BLANK ENDORSEMENT**

DATE: 07/27/2007

**CERTIFICATE OF APPROVAL OF PUBLIC UTILITY SYSTEM**

DATE: 07/27/2007

**CERTIFICATE OF APPROVAL OF WATER SYSTEM**

DATE: 07/27/2007

**CERTIFICATE OF APPROVAL OF SEWER SYSTEM**

DATE: 07/27/2007

**CERTIFICATE OF OWNERSHIP AND DESIGNATION**

DATE: 07/27/2007

**CITY OF SPRING HILL PLANNING COMMISSION**

TOTAL ACRES: 2.4393  
 TOTAL LOTS: 64  
 ACRES OPEN SPACE: 1.87  
 ZONING: RESIDENTIAL M.D.  
 DATE: 5-21-07

**CERTIFICATE OF APPROVAL FOR RECORDING**

DATE: 5-21-07

**CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES**

DATE: 5-21-07

**CERTIFICATE OF SERVICE ACCURACY**

DATE: 5-21-07

**CERTIFICATE OF APPROVAL OF PUBLIC UTILITY SYSTEM**

DATE: 5-21-07

**OWNER: DON K. CAMERON**

**DATE: 5-17-07**

**SCALE: 1" = 50'**









## CERTIFICATE OF SATISFACTORY COMPLETION

February 23, 2016

Donnie Cameron

Cherry Grove Addition

PH 2 Sec 2

Development Name: Donnie Cameron

Phase or Section of Construction: Cherry Grove Addition PH 2 Section 2

Public Improvements: Water, Sewer, Storm Water,

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

February 23, 2016

Donnie Cameron

Cherry Grove Addition

PH 2 Sec 2

Development Name: Donnie Cameron

Phase or Section of Construction: Cherry Grove Addition PH 2 Section 2

Public Improvements: Curbs, sidewalks, signs and 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.

Wayne Patterson

City of Spring Hill Utility Inspector (signature)

WAYNE PATTERSON

Printed name:

Approved By:

Jeff Foster

Jeff Foster, Director of Public Works

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**City of Spring Hill  
Planning Commission**

DATE: March 23, 2016

REQUEST: Reduce the existing letter of credit and establish as a maintenance bond letter of credit for Autumn Ridge Phase 3 Section 3

SUBMITTED BY: Thomas S. Wolf, City Engineer *TSW*

---

**OVERVIEW:**

- A letter of credit was established for Autumn Ridge Phase 3 Section 3 in 2012.
- All improvements have been done and road was topped in 2014.
- Maintenance period would be for one more year as developer uses soil to backfill over the utility lines.
- All certificates of satisfaction have been signed off on from inspectors.

**PC ACTION REQUESTED:**

- Approve PC Resolution 16-28 to reduce the existing letter of credit and to establish as a maintenance letter of credit for Autumn Ridge Phase 3 Section 3 (for a minimum of 12 months)



**RESOLUTION 16-28 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO REDUCE THE EXISTING LETTER OF CREDIT AND TO  
ESTABLISH AS A MAINTENANCE BOND LETTER OF CREDIT FOR  
AUTUMN RIDGE PHASE 3 SECTION 3**

**WHEREAS**, a Letter of Credit is in place guaranteeing the completion of certain improvements for Autumn Ridge Phase 3 Section 3 in the amount of **\$41,225.00**; and

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

*Sewer Lines, Water Lines, Storm Water Drainage, Sidewalks, Street Lights, Curbs  
and Streets with 1 ½ final topping; and*

**WHEREAS**, to date, the improvements have been completed, final topping was placed in 2013 and approved through inspections by the City and therefore a Maintenance Bond letter of credit is required; and

**WHEREAS**, a Maintenance Bond letter of credit is guaranteeing the workmanship and materials of certain improvements for Autumn Ridge Phase 3 Section 3 and the repair of such should damage occur during covered period; and

**WHEREAS**, it is the recommendation of the City Engineer that the Letter of Credit in the amount of **\$41,225.00** be reduced to 30% according to Section IV 4.3 Spring Hill Subdivision Regulations, establishing a Maintenance Bond letter of credit in the amount of **\$12,367.50** for a minimum of twelve (12) months; and

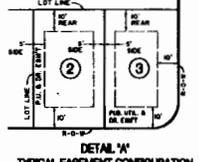
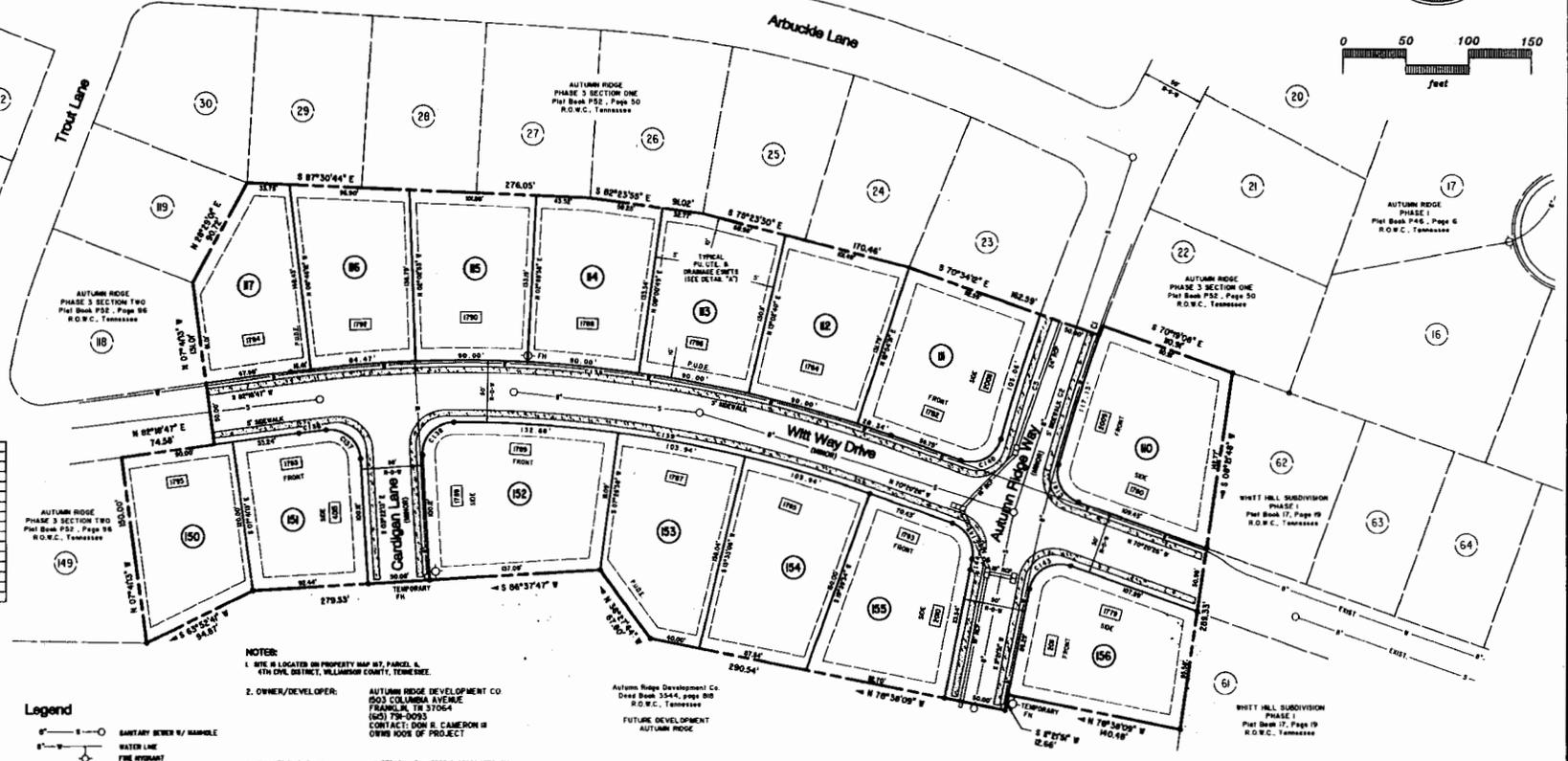
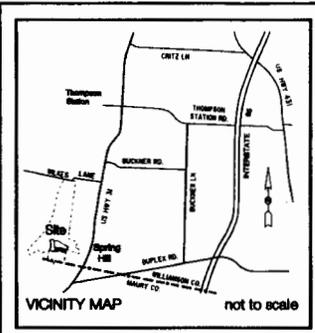
**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that the existing letter of credit be reduced to establish a Maintenance Bond letter of credit for Autumn Ridge Phase 3 Section 3 in the amount of **\$12,367.50** is hereby approved.

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

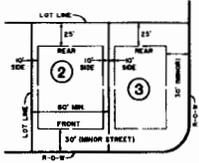
\_\_\_\_\_  
Paul Downing, Chairman

\_\_\_\_\_  
Dara Sanders, Secretary





DETAIL 'A' TYPICAL EASEMENT CONFIGURATION  
NOT TO SCALE  
APPLICABLE TO ALL REMAINING LOTS SHOWN HEREIN UNLESS A GREATER EASEMENT IS SHOWN AND DIMENSIONED.



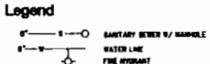
TYPICAL MINIMUM BUILDING SETBACKS  
N.T.S.

**Lot Data**

LOT NO.	SQ. FT.	ACRES
149	10708	0.246
150	11706	0.268
151	11463	0.262
152	10579	0.241
153	10817	0.248
154	10817	0.248
155	10817	0.248
156	10817	0.248
157	10817	0.248
158	10817	0.248
159	10817	0.248
160	10817	0.248
161	10817	0.248
162	10817	0.248
163	10817	0.248
164	10817	0.248
165	10817	0.248
166	10817	0.248
167	10817	0.248
168	10817	0.248
169	10817	0.248
170	10817	0.248
171	10817	0.248
172	10817	0.248
173	10817	0.248
174	10817	0.248
175	10817	0.248
176	10817	0.248
177	10817	0.248
178	10817	0.248

**Curve Data**

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BISE
C1	04°30'35"	4029.37	804.7	4.02	8.04	N 9°30'35" E
C2	04°30'35"	4029.37	804.7	4.02	8.04	N 9°30'35" E
C3	04°30'35"	4029.37	804.7	4.02	8.04	N 9°30'35" E
C4	04°30'35"	4029.37	804.7	4.02	8.04	N 9°30'35" E
C5	04°30'35"	4029.37	804.7	4.02	8.04	N 9°30'35" E
C6	04°30'35"	4029.37	804.7	4.02	8.04	N 9°30'35" E
C7	04°30'35"	4029.37	804.7	4.02	8.04	N 9°30'35" E
C8	04°30'35"	4029.37	804.7	4.02	8.04	N 9°30'35" E
C9	04°30'35"	4029.37	804.7	4.02	8.04	N 9°30'35" E
C10	04°30'35"	4029.37	804.7	4.02	8.04	N 9°30'35" E
C11	04°30'35"	4029.37	804.7	4.02	8.04	N 9°30'35" E
C12	04°30'35"	4029.37	804.7	4.02	8.04	N 9°30'35" E
C13	04°30'35"	4029.37	804.7	4.02	8.04	N 9°30'35" E
C14	04°30'35"	4029.37	804.7	4.02	8.04	N 9°30'35" E
C15	04°30'35"	4029.37	804.7	4.02	8.04	N 9°30'35" E
C16	04°30'35"	4029.37	804.7	4.02	8.04	N 9°30'35" E
C17	04°30'35"	4029.37	804.7	4.02	8.04	N 9°30'35" E
C18	04°30'35"	4029.37	804.7	4.02	8.04	N 9°30'35" E
C19	04°30'35"	4029.37	804.7	4.02	8.04	N 9°30'35" E
C20	04°30'35"	4029.37	804.7	4.02	8.04	N 9°30'35" E



- NOTES:**
- SITE IS LOCATED ON PROPERTY MAP BY PARCEL # 474 CIVIL DISTRICT, WILMINGHAM COUNTY, TENNESSEE.
  - OWNER/DEVELOPER: AUTUMN RIDGE DEVELOPMENT CO, 8023 COLUMBIA AVENUE, FRANKLIN, TN 37064, (615) 796-0053, CONTACT: DON B. CAMERON IS OWNER OF PROJECT.
  - PLANNING/ENGINEER: ANDERSON, DELK, EPPE & ASSOCIATES, INC, 400 WILMINGTON DRIVE, SUITE 4, WILMINGTON, TN 37190.
  - EXISTING ZONING: R-2
  - TOTAL AREA & BYTES: 962,941.28 SQ. FT. (21.96 AC.)
  - AREA WITHIN PHASE ONE: 228,841.41 SQ. FT. (5.22 AC.)
  - AREA WITHIN PHASE TWO: 228,841.41 SQ. FT. (5.22 AC.)
  - AREA WITHIN PHASE THREE SECTION ONE: 228,841.41 SQ. FT. (5.22 AC.)
  - AREA WITHIN PHASE THREE SECTION TWO: 228,841.41 SQ. FT. (5.22 AC.)
  - AREA WITHIN PHASE THREE SECTION THREE: 228,841.41 SQ. FT. (5.22 AC.)
  - RECORDING AREA: 962,941.28 SQ. FT.
  - TOTAL NUMBER OF LOTS PROPOSED: 48
  - NUMBER OF LOTS PROPOSED WITHIN PHASE ONE: 16
  - NUMBER OF LOTS PROPOSED WITHIN PHASE TWO: 16
  - NUMBER OF LOTS PROPOSED WITHIN PHASE THREE SECTION ONE: 16
  - NUMBER OF LOTS PROPOSED WITHIN PHASE THREE SECTION TWO: 16
  - NUMBER OF LOTS PROPOSED WITHIN PHASE THREE SECTION THREE: 16
  - 7'-0" SETBACKS: MIN. FRONT YARD - 30 FT., MIN. REAR YARD - 25 FT., MIN. SIDE YARD - 10 FT., MIN. SIDE YARD ADJACENT TO MINOR STREET - 5 FT., MIN. SIDE YARD ADJACENT TO MAJOR STREET - 10 FT., MIN. LOT WIDTH - 30 FT., MIN. LOT WIDTH - 30 FT. AT FRONT SETBACK.
  - PROPERTY IS LOCATED IN ZONE "A" AS SHOWN ON F.P.A. COMMUNITY PANEL, 4/27/2013, EFFECTIVE DATE APRIL 11, 2007.
  - ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - ALL DETENTION BASINS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - 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 DOCUMENTED WITH IRON PINS (1/2" DIA) NEAR BY WITH CAPS. SET THIS SURVEY, UNLESS OTHERWISE NOTED.
  - THE PROPERTY IS SUBJECT TO ANY EASEMENTS OF AN ACCURATE TITLE SEARCH OR 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.
  - THE PURPOSE OF THIS PLAT IS TO CREATE 48 RESIDENTIAL BUILDING LOTS.



07/10/2013 - 11:37 AM  
13032324

PLAT BOOK: P97  
PAGE: 141

SHEET NO. 141  
TOTAL SHEETS 1700

MADE IN THE STATE OF TENNESSEE  
MADE IN THE COUNTY OF WILMINGHAM

**P57/141**  
Phase Three Section Three  
**Autumn Ridge**

<p><b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b></p> <p>I (We) hereby certify that I (we) (as the owner(s)) of the property shown and described herein as indicated on Book No. _____ Page _____ R.O.W.C., and that I (We) hereby submit this plan of subdivision with my (Our) free consent, establish the minimum building restriction line, and that I (We) offer of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations.</p> <p>Date: <u>7-10-13</u> <u>Don B. Cameron III</u> AUTUMN RIDGE DEVELOPMENT CO</p>	<p><b>CERTIFICATE OF APPROVAL OF WATER SYSTEM</b></p> <p>I hereby certify that the Water System(s) outlined or indicated on the Final Subdivision Plat entitled: <b>PHASE 3, SECTION 3, AUTUMN RIDGE</b> 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: <u>7-10-13</u> <u>Don B. Cameron III</u> Name/Title/Agency or Authorized Approving Agent</p>	<p><b>CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM</b></p> <p>I hereby certify that the Sewer System(s) outlined or indicated on the Final Subdivision Plat entitled: <b>PHASE 3, SECTION 3, AUTUMN RIDGE</b> 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: <u>7-10-13</u> <u>Don B. Cameron III</u> Name/Title/Agency or Authorized Approving Agent</p>	<p><b>CERTIFICATE OF SURVEY ACCURACY</b></p> <p>I (we) hereby certify that to the best of my (our) knowledge and belief that 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.</p> <p>Date: <u>7-10-13</u> <u>Don B. Cameron III</u> Registered Land Surveyor</p>	<p><b>CERTIFICATION OF APPROVAL OF PUBLIC WAYS OR BOND POSTING</b></p> <p>I hereby certify that all streets designated on this Final Subdivision Plat have been maintained 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: <u>7-10-13</u> <u>Don B. Cameron III</u> Appropriate Governmental Representative</p>	<p><b>CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES</b></p> <p>Street Names approved by Wilmingham County Emergency Communications</p> <p>Date: <u>7-10-13</u> <u>Don B. Cameron III</u> Authorized Approving Agent</p>	<p><b>CERTIFICATE OF APPROVAL FOR RECORDING</b></p> <p>I hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations for the City of Spring Hill, Tennessee, with the exception of such instances, 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 Wilmingham County Register.</p> <p>Date: <u>7-10-13</u> <u>Don B. Cameron III</u> Secretary, City of Spring Hill Planning Commission</p>	<p><b>FINAL SUBDIVISION PLAT</b></p> <p><b>CITY OF SPRING HILL, PLANNING COMMISSION</b></p> <p>TOTAL ACRES: 6.132 TOTAL LOTS: 48 ACRES ROADWAY: 1.406 ACRES OPEN SPACE: 0</p> <p>OWNER: AUTUMN RIDGE DEVELOPMENT CO. ZONING: R-2 SURVEYOR: ANDERSON, DELK, EPPE &amp; ASSOCIATES, DATE: 7-10-13</p> <p>SCALE: 1" = 50'</p>
--	---	--	--	---	---	---	--





## CERTIFICATE OF SATISFACTORY COMPLETION

March 8, 2016

Donnie Cameron

Autumn Ridge

Phase 3 Section3

Development Name: Donnie Cameron

Phase or Section of Construction: Autumn Ridge Phase 3 Section 3

Public Improvements: Final Topping, Sidewalks, Curbs, Storm drains

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

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SPRING HILL, TN 37174

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NASHVILLE LINE (615)248-6307

WILLIAMSON CO. (615)599-2614

FAX (931)486-0516





## CERTIFICATE OF SATISFACTORY COMPLETION

March 8, 2016

Donnie Cameron

Autumn Ridge

Phase 3 Section3

Development Name: Donnie Cameron

Phase or Section of Construction: Autumn Ridge Phase 3 Section 3

Public Improvements: Water, Sewer Collection, streets binder, Curbs, Storm Drainage

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





## City of Spring Hill Planning Commission

DATE: March 23, 2016

REQUEST: Establish a maintenance bond and a performance bond for Copper Ridge Phase 3 Section 2

SUBMITTED BY: Thomas S. Wolf, City Engineer *TSW*

---

### OVERVIEW:

- Developer has submitted a request establish a maintenance bond and a performance bond for Copper Ridge Phase 3 Section 2.

### PC ACTION REQUESTED:

- Approve PC Resolution 16-29 to establish a maintenance bond for Copper Ridge Phase 3 Section 2
- Approve PC Resolution 16-30 to establish a performance bond for Copper Ridge Phase 3 Section 2



**RESOLUTION 16-29 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR  
COPPER RIDGE PHASE 3 SECTION 2**

**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 20 lots, and the repair of such should damage occur during covered period; and

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

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

**WHEREAS**, it is the recommendation of the Codes Department that a Maintenance Bond be established for a minimum of twelve (12) months, in the amount of **\$34,596.00**; 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 Copper Ridge Phase 3 Section 2 in the amount of **\$34,596.00**.

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

\_\_\_\_\_  
Paul Downing, Chairman

\_\_\_\_\_  
Dara Sanders, Secretary



**RESOLUTION 16-30 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR  
COPPER RIDGE PHASE 3 SECTION 2**

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

**WHEREAS**, the Performance Bond is guaranteeing the construction of certain improvements on 20 lots; and

**WHEREAS**, the following improvements are required pursuant to the Final Plat:  
*Sidewalks, Street Lights, Street Signs and Final topping to all streets with 1 1/2 inches of hot mix asphalt; and*

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

**WHEREAS**, it is the recommendation of the Codes Department that a Performance Bond be established in the amount of **\$34,595.00**; and

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

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

**NOW, THEREFORE, BE IT RESOLVED**, that the Spring Hill Planning Commission approves the establishment of a Performance Bond for Copper Ridge Phase 3 Section 2 in the amount of **\$34,595.00**.

Passed and adopted this 11th day of April, 2016

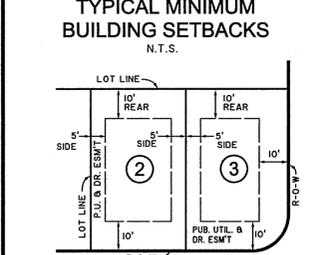
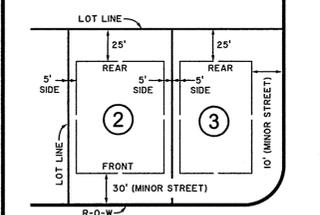
\_\_\_\_\_  
Paul Downing, Chairman

\_\_\_\_\_  
Dara Sanders, Secretary





- Legend**
- 8" - S - SANITARY SEWER W/ MANHOLE
  - 8" - W - WATER LINE
  - 8" - F - FIRE HYDRANT
  - - RIGHT-OF-WAY MARKER (5/8" REBAR WITH 2-1/4" METAL CAP)
  - P.U.D.E. - PUBLIC UTILITY AND DRAINAGE EASEMENT
  - HOPP - DUAL WALL POLYPROPYLENE PIPE
  - RCP - REINFORCED CONCRETE PIPE
  - ROW - RIGHT OF WAY
  - F-F - FACE OF CURB TO FACE OF CURB



**CURVE DATA**

CURVE #	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD DIRECTION
C7	005°53'59"	1000.00	102.97	51.53	102.92	S08°07'54"W
C8	006°2'18"	300.00	33.27	16.65	33.26	N08°2'34"E
C9	006°2'18"	250.00	27.73	13.88	27.71	N08°2'34"E
C10	090°00'00"	25.00	39.27	25.00	35.36	N39°49'05"W
C11	019°1'59"	175.00	58.64	29.60	58.37	S75°13'06"E
C12	019°1'59"	125.00	41.89	21.14	41.69	S75°13'06"E
C13	090°00'00"	25.00	39.27	25.00	35.36	N50°10'55"E
C14	005°53'59"	1050.00	108.12	54.11	108.07	S08°07'54"W

**CERTIFICATE OF COMMON AREAS DEDICATION**

COPPERSTONE DEVELOPMENT PARTNERS, LLC, in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within COPPER RIDGE, PHASE THREE for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

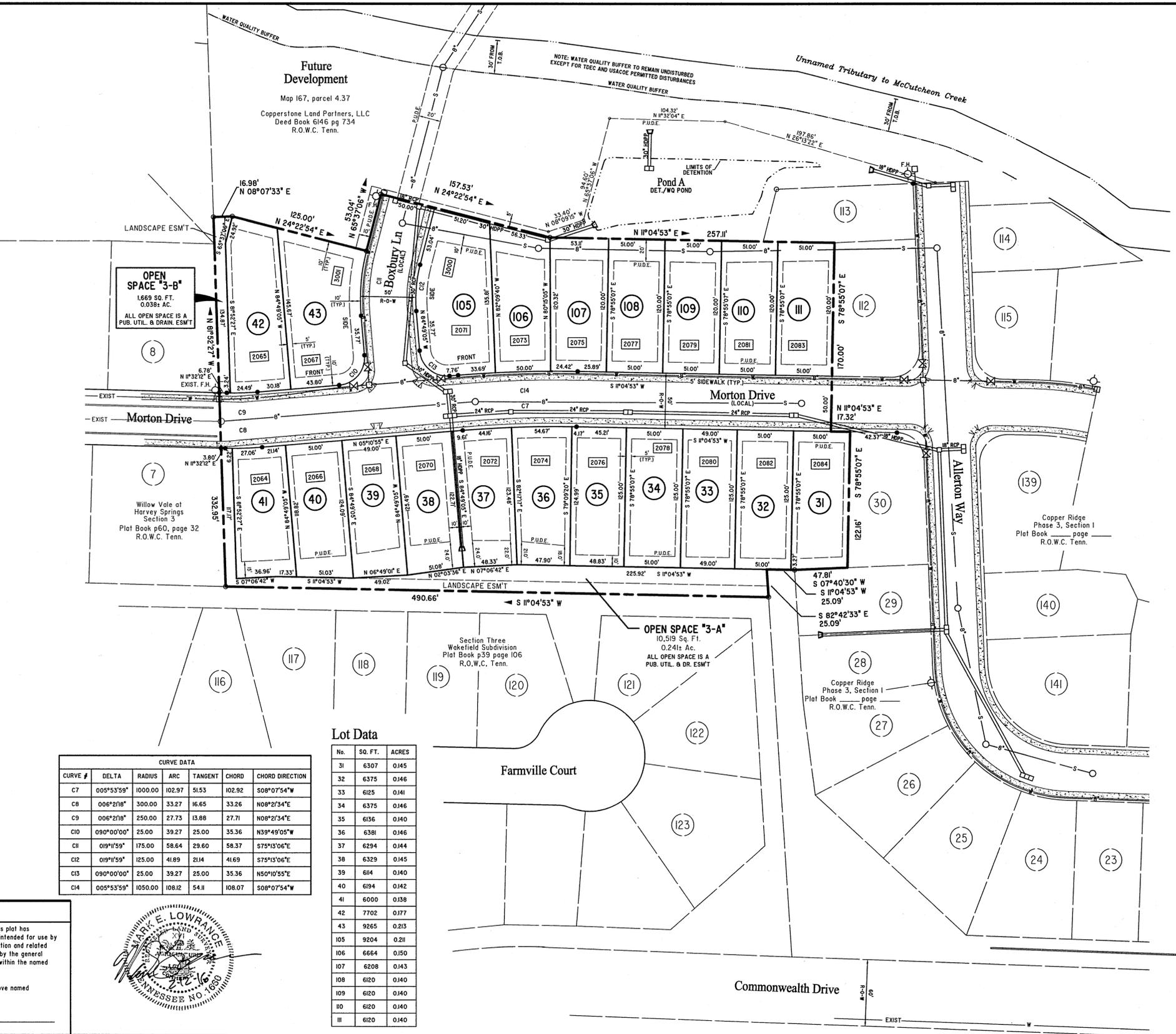
"Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

Date \_\_\_\_\_ Owner \_\_\_\_\_

**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 6146, page 730, R.O.W.C., and that I (We) hereby adopt this plan of subdivision with My (Our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations.

Owner(s) \_\_\_\_\_  
COPPERSTONE DEVELOPMENT PARTNERS, LLC Date \_\_\_\_\_



**Lot Data**

No.	SQ. FT.	ACRES
31	6307	0.145
32	6375	0.146
33	6125	0.141
34	6375	0.146
35	6136	0.140
36	6381	0.146
37	6294	0.144
38	6329	0.145
39	6104	0.140
40	6194	0.142
41	6000	0.138
42	7702	0.177
43	9265	0.213
105	9204	0.211
106	6664	0.150
107	6208	0.143
108	6120	0.140
109	6120	0.140
110	6120	0.140
111	6120	0.140

**CERTIFICATE OF APPROVAL OF WATER SYSTEM**

I hereby certify that the Water System(s) outlined or indicated on the Final Subdivision Plat entitled: COPPER RIDGE, PHASE THREE 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 \_\_\_\_\_ 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: COPPER RIDGE, PHASE THREE 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 \_\_\_\_\_ Name/Title/Agency or Authorized Approving Agent \_\_\_\_\_

**Lot Data**

No.	SQ. FT.	ACRES
31	6307	0.145
32	6375	0.146
33	6125	0.141
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38	6329	0.145
39	6104	0.140
40	6194	0.142
41	6000	0.138
42	7702	0.177
43	9265	0.213
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106	6664	0.150
107	6208	0.143
108	6120	0.140
109	6120	0.140
110	6120	0.140
111	6120	0.140

**CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM**

I hereby certify that the Sewer System(s) outlined or indicated on the Final Subdivision Plat entitled: COPPER RIDGE, PHASE THREE 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 \_\_\_\_\_ Name/Title/Agency or Authorized Approving Agent \_\_\_\_\_

**CERTIFICATE OF SURVEY ACCURACY**

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

Date: 2-12-16  
Registered Land Surveyor: [Signature] No. 1660

**CERTIFICATE OF THE APPROVAL OF PUBLIC UTILITIES OR BOND POSTING**

I hereby certify: (1) That all streets designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the City of Spring Hill, Tennessee, Subdivision Regulations; or (2) That a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.

Date \_\_\_\_\_ Appropriate Governmental Representative \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF STREET NAMES**

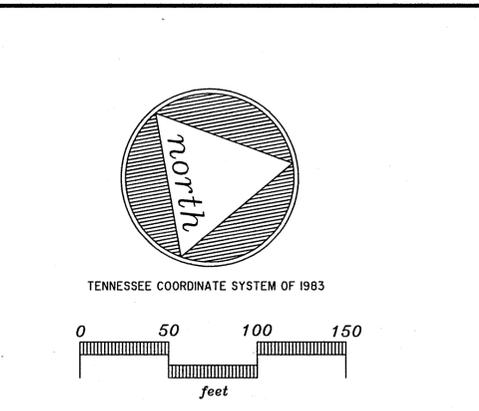
Street Names approved by Williamson County Emergency Communications.

Date \_\_\_\_\_ Authorized Approving Agent \_\_\_\_\_

**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 \_\_\_\_\_ Secretary, City of Spring Hill Planning Commission \_\_\_\_\_



- NOTES:**
- THE PURPOSE OF THIS PLAT IS TO CREATE 37 SINGLE FAMILY LOTS
  - SITE IS LOCATED ON PROPERTY MAP 167, P/O PARCEL 4.37, WITH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE.
  - DEED REFERENCE: MAP 167, PARCEL 4.37, COPPERSTONE DEVELOPMENT PARTNERS, LLC, DEED BOOK 6146, PAGE 734 R.O.W.C.
  - OWNER/DEVELOPER: COPPERSTONE DEVELOPMENT PARTNERS, LLC, 1804 WILLIAMSON COURT, SUITE 101, BRENTWOOD, TN 37027, (615) 308-1885, CONTACT: JOEY SMITH
  - PLANNER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES, INC, 618 GRASSMERE PARK DRIVE, SUITE 4, NASHVILLE, TN 37211, (615) 331-0809
  - EXISTING ZONING: R-4 RESIDENTIAL DISTRICT (HIGH DENSITY)
  - TOTAL AREA IN SITE: 70.13 Ac. ±  
AREA WITHIN PHASE ONE: 6.22 Ac. ±  
AREA WITHIN PHASE TWO: 4.21 Ac. ±  
AREA WITHIN PHASE FIVE: 7.14 Ac. ±  
AREA WITHIN PHASE SEVEN: 4.99 Ac. ±  
AREA WITHIN MULTIFAMILY H.O.A.: 12.11 Ac. ±  
AREA WITHIN PHASE THREE: 8.92 Ac. ±  
REMAINING AREA: 26.54 Ac. ±
  - TOTAL NUMBER OF UNITS PROPOSED: 474 UNITS  
NUMBER OF UNITS PROPOSED WITHIN PHASE ONE: 26 UNITS  
NUMBER OF UNITS PROPOSED WITHIN PHASE TWO: 16 UNITS  
NUMBER OF UNITS PROPOSED WITHIN PHASE FIVE: 28 UNITS  
NUMBER OF UNITS PROPOSED WITHIN PHASE SEVEN: 19 UNITS  
NUMBER OF UNITS PROPOSED WITHIN MULTIFAMILY H.O.A.: 248 UNITS  
NUMBER OF UNITS PROPOSED WITHIN PHASE THREE: 37 UNITS
  - SINGLE-FAMILY LOT STANDARDS  
PROPOSED MINIMUM LOT SIZE: 6,000 Sq. Ft.  
AREA FOR EACH ADDITIONAL FAMILY: 3,000 Sq. Ft.  
REQUIRED YARDS: FRONT (MINOR): 30 ft.  
MIN. SIDE YARD: 5 ft.  
MIN. SIDE YARD - ADJ. TO R-O-W: 10 ft.  
MIN. REAR YARD: 25 ft.  
MIN LOT WIDTH AT BUILDING LINE: 40 ft.
  - THE PROPERTY IS LOCATED WITHIN ZONE "X" AS DEPICTED ON FEMA COMMUNITY PANEL 470278 0070E, EFFECTIVE DATE APRIL 16, 2007.
  - ALL OPEN SPACE AND DRAINAGE EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - DETENTION WILL BE PROVIDED. DISCHARGE FROM SITE FROM A 25 YEAR STORM WILL NOT EXCEED THE 25 YEAR STORM DISCHARGE PRIOR TO DEVELOPMENT.
  - FIVE FOOT SIDEWALKS SHALL BE REQUIRED AS SHOWN ON PLAN.
  - ALL DRAINAGE EASEMENTS AND DETENTION BASINS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - OPEN SPACE AREAS "3-A" AND "3-B" ARE PASSIVE OPEN SPACE AREAS
  - PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.

**Phase Three, Section Two Copper Ridge**

**CITY OF SPRING HILL PLANNING COMMISSION**

TOTAL ACRES 4.143 TOTAL LOTS 20  
ACRES ROADWAY 0.829 ACRES OPEN SPACE 0.279

OWNER COPPERSTONE DEVELOPMENT PARTNERS, LLC ZONING R-4  
SURVEYOR ANDERSON, DELK, EPPS & ASSOC. DATE 2-05-16

SCALE: 1" = 50'





## Utility Information Sheet

Development \_\_\_ Copper Ridge \_\_\_\_\_

Phase 3 Section 2 #of lots 20

### Cost to install Utility's (Maintenance Bond)

Sewer line \_\_\_ \$38,900 \_\_\_\_\_

Water line \_\_\_ \$32,100 \_\_\_\_\_

Storm Water \_\_\_ \$20,400 \_\_\_\_\_

Curbing \_\_\_ \$ 6,215 \_\_\_\_\_

Binder \_\_\_ \$23,300 \_\_\_\_\_

TOTAL COST = \$115,321

**30% TOTAL FOR BOND AMOUNT = \$34,596**



## Utility Information Sheet

Development \_\_\_ Copper Ridge \_\_\_\_\_

Phase\_3\_\_\_ Section\_2\_\_\_ #of lots\_20\_\_\_

### Cost to install Utility's (Performance Bond)

Signage\_\_\_\_\_ \$1,500\_\_\_\_\_

Street Lights\_ \$9,250\_\_\_\_\_

Sidewalks feet\_\_ 1,398 feet\_\_\_\_\_

### Final Paving

Road linear feet\_\_ 742 feet\_\_\_\_\_

Road width \_\_\_ 24' \_\_\_\_\_

Final Paving cost\_ \$20,700\_\_\_\_\_

TOTAL = \$31,450

10% OF TOTAL = \$3,145

**TOTAL AMOUNT OF BOND = \$34,595**

# Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
MEETING: April 11, 2016  
SUBJECT: CCP 155-2016 (Shirebrook)

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**CCP 155-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Shirebrook Subdivision. The property is zoned B-4, Central Business District, and contains approximately 5.079 acres. The applicant requests final plat approval for 34 single family residential lots.

**Property description and history:** This property is located east of the intersection of Commonwealth Drive and Wall Street. The Longview Recreation Center is located to the southeast, and the adjacent property to the east and south has been approved by the Planning Commission to be developed for multi-family dwelling. In July of 2015, the Planning Commission approved a site plan application for 98 townhomes and associated infrastructure. Permits have been obtained and construction of all infrastructure is occurring.

**Request:** The applicant requests concurrent plat approval for 34 townhome lots.

A concurrent plat combines the preliminary plat and final plat applications into one and is permitted when a property is to be subdivided into more than four lots and the existing and new parcels do not require construction of new infrastructure. Because infrastructure improvements have been approved with the site plan application, staff has determined that the subdivision of land for the property would be appropriately accommodated through a concurrent plat application.

**Streets and sidewalk:** The subject property fronts onto Commonwealth Drive (Collector Street), which requires a total of 75 feet of right-of-way under the new Major Thoroughfare Plan. Additional right-of-way dedication is required in the amount of 7.5 feet from centerline for the extent of the property's frontage onto Commonwealth drive. A note on the plat indicates "right-of-way reservation". Pursuant to the site plan approval (STP 33-2015), and the City's zoning and subdivision regulations, the applicant shall be required to dedicate the right-of-way, not reserve it.

Additionally, the applicant proposes a new sidewalk connection to the commercially zoned property to the west, which recently obtained Planning Commission approval of a sketch plan application for a multi-tenant commercial development. This sidewalk connection was included in the approval, and staff recommends that an access easement be dedicated to protect this connection.

**Bulk and area requirements:** The bulk and area requirements for multi-family dwellings are unclear in the underlying B-4 zoning district. The B-4 zoning district requires a minimum of lot width of 20 feet and does not establish a minimum lot area. Staff finds that the proposed lots meet the minimum lot width and setbacks of the underlying B-4 zoning district.

**Bicycle and Greenway:** Commonwealth Drive is identified as a bike lane route. The site plan application was approved prior to the adoption of the City's Bicycle and Greenway Plan; therefore, staff has not recommended construction of the bike lane.

**Recommendation:** Staff recommends approval of **CCP 155-2016**, subject to the following conditions of approval:

1. Concurrent 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 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  
MEETING: April 11, 2016  
SUBJECT: STP 157-2016 (Self Storage)

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**STP 157-2016:** **STP 157-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for property located 4792 Main Street. The property is zoned B-4, Central Business District, and contains approximately 1.96 acres. The applicant requests site plan approval for a self-storage facility.

**Property description and history:** This undeveloped property is located northeast of the intersection of Buckner Road and Main Street, at the northern most gateway of Spring Hill's city limits. It is part of a commercial subdivision recorded in 2005 with the intent of being developed for a medical complex. The property to the west is developed for Heritage Elementary and Middle Schools, and the property to the east is undeveloped. The surrounding area experiences significant traffic congestion during peak weekday times and steady traffic congestion throughout the weekends.

In September of 2015, the Planning Commission granted sketch plan approval for a three-story climate controlled self-storage building containing 74,700 square feet and associated parking. Conditions of approval for the plan included improvements to Main Street.

**Request:** The applicant requests site plan approval for a 74,700 square foot storage facility and 20 parking spaces, in accordance with the previously approved sketch plan.

**Streets and sidewalk:** Main Street is designated as an Arterial in the Major Thoroughfare Plan, which requires a minimum of 95 feet of right-of-way. Dedication of right-of-way is required, as indicated on the site plan. Street improvements and sidewalk construction are proposed in accordance with the conditions of approval for the sketch plan. These improvements include a dedicated left-turn lane.

Sidewalk does not exist at this location. The applicant proposes to pay a fee in lieu of sidewalk construction for the extent of the property's frontage along Main Street.

**Access:** The approved subdivision for this property includes shared access within "common ingress/egress easements", and there is an existing curb cut onto Main Street, in accordance with the previously approved shared access, and a northbound dedicated right-turn lane on Main Street.

**Bicycle and Greenway Plan:** Main Street is designated as a bike lane route. Due to existing conditions of Main Street, and consistent with staff's past recommendations for Main Street, staff does striping for a bike lane at this time. Sufficient right-of-way will exist to accommodate a future bike lane as a result of the required dedication.

**Building design:** The applicant proposes a three-story building with a combination of brick, EIFS, and glass. Planning Commission approval of the application of 50% EIFS to the rear of the building is required. Staff finds that all other building design requirements have been met.

**Landscaping and buffering:** The applicant has proposed landscaping and buffering in accordance with the City's requirements.

**Parking and loading:** Based on the information provided by the applicant, four parking spaces are required and 20 are provided. The sketch plan application was approved prior to the adoption of the City's bike rack ordinance and is exempt from meeting this requirement.

**Engineering:** Provide copies of the Tennessee Department of Transportation (TDOT) approved Turn Lane construction plans for S.R. 6/U.S. 31/Main Street. Coordinate sanitary sewer and water main installations and taps with the sanitary sewer collections and water distribution superintendents.

**Recommendation:** Staff recommends approval of STP 157-2016, subject to the following conditions of approval:

1. Design Review Commission determination of the building design. Staff recommends approval of the request, finding general compliance with the intent and criteria of the Design Review Guidelines.
2. Prior to the issuance of a building permit, the applicant shall dedicate a minimum of 47.5 feet of right-of-way from centerline.
3. Prior to the issuance of a building permit, all engineering comments shall be addressed.
4. Prior to the issuance of a building permit, the applicant shall pay a fee in lieu of sidewalk construction totaling \$4,420.00.
5. The site plan and all associated improvements shall be constructed in accordance with the approved plan.
6. Site plan approval shall remain valid for a period of three (3) years, during which time all permits shall be obtained.
7. Modifications to the approved site plan may require Planning Commission approval.

# Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
MEETING: April 11, 2016  
SUBJECT: FPL 166-2016 (Wade's Grove, Section 14)

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**FLP 166-2016:** Submitted by Leon Stanford for Wades Grove Subdivision. The property is zoned R-2, Medium Density Residential, Planned Unit Development, and contains approximately 6.84 acres. The applicant requests final plat approval for 23 single family residential lots.

**Property description and history:** This property is located northeast of the intersection of Buckner Lane and Duplex Road, south of Spring Station Middle School. The Board of Mayor and Alderman approved a Planned Unit Development request for the Wade's Grove Subdivision in February of 2011 to include 763 single-family residential lots and associated amenities and open space. Since the original PUD approval, the applicant has completed several sections and is currently completing three section of the development. In March of 2015, the Planning Commission approved a preliminary plat application for section 14

**Request:** The applicant requests final plat approval of 23 single-family residential lots, associated open space, and the extension of Chapman's Crossing.

**Streets and sidewalk:** The applicant proposes to extend Chapman's Crossing (Local Street) and Sanmar Drive (Local Street). All streets are proposed to include sidewalk on both sides.

**Bulk and area requirements:** Based on staff's review, the proposal appears to be compliant with the approved PUD and Article X (PUD Provisions).

**Bicycle and Greenway:** Chapman's Crossing is identified as a multi-use path route. The preliminary plat application was approved prior to the adoption of the City's Bicycle and Greenway Plan; therefore, staff has not recommended construction of the multi-use path.

**Recommendation:** Staff recommends approval of FPL 166-2016, subject to the following conditions of approval:

1. Chapman's Crossing shall be constructed, connected to Spring Station Road, and open for public use by December 14, 2017. The Infrastructure Director shall have authority to extend that timeline should significant weather events occur that impact the ability to construct the street within this timeframe.
2. Final plat approval shall remain valid for a period of two (2) years during which time all signatures shall be obtained and the plat recorded.
3. Modifications to the final plat may require Planning Commission approval prior to recordation.



# Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
Tom Wolf, City Engineer  
MEETING: April 11, 2016  
SUBJECT: STP 114-2015 (Andy's Frozen Custard)

---

**STP 114-2015:** Submitted by Brian Rose for property located at 4959 Main Street. The property is zoned B-4, Central Business District, and contains approximately .53 acres. The applicant requests site plan approval for a 1,167 sq/ft. restaurant.

**Property description and history:** This property is located on Main Street and is developed for Walmart. The surrounding properties are developed for primarily retail and other commercial uses. Specifically, the property to the north is developed for a multi-tenant shopping center with the Publix grocery store.

**Request:** The applicant requests site plan approval for a drive-thru restaurant with 1,167 square feet and 12 parking spaces. The applicant has also submitted a lot split application to divide the project area (approximately 0.53 acre) from the parent tract, which contains approximately 35 acres.

**Access:** The parent tract is accessed by two full access driveways (one signalized and one unsignalized) onto Main Street along the east side of the property, and Bellshire Village Drive currently terminates at the parking lot along the south side of the property.

There is currently a stub out to the north for a future connection to the multi-tenant shopping center with the Publix grocery store. The City has purchased an easement from the property owner to the north to allow for the extension of this stub out. The applicant is proposing construction of this connection as part of the site plan application.

**Streets and sidewalk:** Main Street is designated as an Arterial in the Major Thoroughfare Plan and requires a minimum of 47.5 feet of right-of-way from centerline. The stub out to the north currently has sidewalk along the west side; however, due to grade changes, staff is concerned with the safety and accessibility of this pedestrian connection. Staff is still evaluating a sidewalk connection to the north as indicated in the attached exhibit.

**Bicycle and Greenway Plan:** Main Street is identified as a bike lane route.

**Building design:** The applicant proposes one-story building with a façade of primarily brick.

**Landscaping and buffering:** The applicant proposes parking lot landscaping in accordance the City's landscaping and buffering requirements.

**Parking and loading:** The applicant proposes 12 parking spaces and has designed the site to accommodate six to seven stacking vehicles.

**Engineering:** The following additional information and revisions have been requested –

- Internal turning movement exhibit for anticipated delivery vehicles and Fire Department ladder/platform truck has been provided. Based upon same, street radii need to be increased to contain delivery and emergency vehicles within their specific travelled roadway lanes, i.e. the western access drive to site as well as the internal roadway radii.
- Evaluate the potential for providing a second water main feed to the subject facility.

- There is one (1) sanitary sewer easement shown at the proposed connection to the existing sanitary sewer at the east side of the property. It appears that the proposed on-site sanitary sewer and water main are to be “Private”. As a result, it appears that no additional easements for sanitary sewer and water are required.
- Possible duplication of project name, development name change may be required.

**Recommendation:** Staff recommends approval of STP 114-2016, subject to the following conditions of approval:

1. Design Review Commission determination of the building design. Staff recommends approval of the request, finding that the proposed design is in compliance with the intent and minimum criteria of the Design Review Guidelines.
2. Prior to the issuance of a building permit, the applicant shall dedicate a minimum of 47.5 feet of right-of-way from centerline.
3. Prior to the issuance of a building permit, all engineering comments shall be addressed.
4. The site plan and all associated improvements shall be constructed in accordance with the approved plan.
5. Site plan approval shall remain valid for a period of three (3) years, during which time all permits shall be obtained.
6. Modifications to the approved site plan may require Planning Commission approval.

# Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
MEETING: April 11, 2016  
SUBJECT: SKP 149-2016 (The Reserve of Spring Hill)

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**SKP 149-2016:** Submitted by Adam Crunk for property located on 2000 Reserve Blvd. The property is zoned B-4, Central Business District, and contains approximately 15.71 acres. The applicant requests sketch plan approval for a 71,325 sq/ft. senior living community.

**Property description and history:** This undeveloped property is located on the recently improved section of Reserve Boulevard, south of Ray Williams Drive and east of Station Hill Drive. The majority of the site is wooded, as indicated on the plan.

**Request:** The applicant requests sketch plan approval of an assisted living and senior living facility containing approximately 71,375 square feet and 128 parking spaces.

**Streets and sidewalk:** Reserve Boulevard (an Arterial) is an improved two-lane street with curb, gutter, and sidewalk. Based on the information provided by the applicant, current right-of-way is 35 feet from centerline. Pursuant to the new Major Thoroughfare Plan (MTP) requirements, a minimum of 47.5 feet of right-of-way is required. Staff has requested that the applicant delineate the MTP right-of-way line and dimension all setbacks and greenspace requirements accordingly. This information has not been updated.

**Access:** The applicant proposes two new driveways onto Reserve Boulevard. The applicant must identify the distance between these new driveways so that staff can confirm compliance the City's driveway separation criteria. At the staff review meeting, staff requested that the applicant provide a truck turning template to include a delivery truck and a fire truck to verify that the site design can accommodate deliveries and emergency response vehicles. This information was provided after the work session meeting, which indicates that semi-trucks (for delivery) accessing the property will cross the centerline into on-coming traffic and will cross the centerline of the full length of the driveway throat. Additionally, this information indicates that semi-trucks leaving the site from the entrance lane and will cross into on-coming traffic. Staff finds that these conditions are not acceptable for any public street and would cause congestion and possibly dangerous traffic conditions on an Arterial.

**Bicycle and Greenway Plan:** Reserve Boulevard is identified as a bike lane route.

**Building design:** The applicant proposes one-story building. Based on the information provided, staff cannot determine the proposed building materials.

**Landscaping and buffering:** The plan indicates a landscape buffer along the northern property line. The applicant has not provided supplementary landscaping or buffering information. Additionally, because the Major Thoroughfare Plan right-of-way line has not been identified, staff is unable to confirm that 15 feet of greenspace is provided between the street and the parking lot.

**Parking and loading:** The applicant proposes 128 parking spaces. 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.

The applicant has provided a parking demand study for this use. Based on the information submitted by the applicant, 109 parking spaces are necessary in order to accommodate this use. At the time of site plan application, bike racks will be required in accordance with the zoning ordinance.

**Engineering:** the following comments and revisions have been requested –

- Internal turning movement exhibit for anticipated delivery vehicles and Fire Department ladder/platform truck has been provided. Based upon same, street radii need to be increased to contain delivery and emergency vehicles within their specific travelled roadway lanes, i.e. the western access drive to site as well as the internal roadway radii.
- Evaluate the potential for providing a second water main feed to the subject facility.
- There is one (1) sanitary sewer easement shown at the proposed connection to the existing sanitary sewer at the east side of the property. It appears that the proposed on-site sanitary sewer and water main are to be “Private”. As a result, it appears that no additional easements for sanitary sewer and water are required.
- Possible duplication of project name, development name change may be required.

**Recommendation:** Staff recommends deferral of SKP 149-2016, finding that the proposed access to the property does not promote the health, safety, and welfare of the general public.





# Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
Tom Wolf, City Engineer  
MEETING: April 11, 2016  
SUBJECT: STP 150-2016 (Zaxby's)

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**STP 150-2016:** 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 applicant requests site plan approval for a restaurant containing 3,652 square feet and associated parking.

**Property description and history:** This undeveloped property is located northeast of the intersection of Reserve Boulevard and Port Royal Road and is an out lot of the Kroger commercial development. In February of 2016, the Planning Commission approved a sketch plan application (SKP 134-2016) for the subject property to include a drive-thru restaurant.

**Request:** The applicant requests site plan approval for a drive-thru restaurant with 3,652 square feet and 53 parking spaces.

**Streets and sidewalk:** Port Royal Road is designated as a Collector in the Major Thoroughfare Plan, which requires a minimum of 75 feet of right-of-way. Typically, the applicant would be required to dedicate a minimum of 37.5 feet of right-of-way from centerline; however, the subject property doesn't technically have street frontage, as a separate lot containing the regional detention area is located between the street and the property. Instead, the property is accessed by a network of internal private streets.

Pursuant to the sketch plan conditions of approval, the applicant is required to extend a public sidewalk along the property's frontage along all private streets/drives and to connect with an existing sidewalk along Port Royal Road. Based on the plans submitted, a portion of the sidewalk connecting to Port Royal Road appears to encroach into the detention pond footing. Staff has included a condition of approval addressing this concern.

**Access:** There are two existing curb cuts onto the internal private streets: one located on the north side of the property (at the main entrance to the Kroger development from Port Royal Road) and one at the east side of the property. The applicant proposes to close the curb cut on the north side and improve the four-way stop intersection to include a dedicated right turn lane to relieve existing and future congestion. Staff is in favor of this proposal, as it will allow for a better functioning four-way stop intersection and will prevent traffic associated with the drive-thru from stacking onto the private street and Port Royal Road.

Staff has not recommended a cross access stub out to the property to the south due to the constructed internal network of private driveways, as these were construction and function as internal cross access throughout the development and satisfy the City's policy of interconnectivity.

**Bicycle and Greenway Plan:** Because the property does not have frontage along Port Royal Road, this project boundary is not impacted by the Bicycle and Greenway Plan; however, Port Royal Road is identified as a bike lane route. Staff has not recommended off-site improvements to Port Royal Road to accommodate a bike lane.

**Building design:** The applicant proposes one-story building with a façade of primarily brick veneer. Staff finds that the proposal is compliant with the City's building design requirements.

**Landscaping and buffering:** The applicant proposes parking lot landscaping in accordance the City's landscaping and buffering requirements.

**Parking and loading:** The applicant proposes 53 parking spaces and has designed the site to accommodate nine stacking vehicles. During the Planning Commission work session, the applicant was asked to provide pedestrian access to the site from the east. The applicant has submitted a letter, addressed to Commissioner Hepp, declining the request to accommodate pedestrian access through the parking lot from the east.

The Planning Commission is authorized by the City's Design Review Guidelines to review and require safe pedestrian access and site circulation. In this location, Planning Commissioners have expressed expectations for safe pedestrian access and site circulation on this site due to existing and planned conditions. Staff has included a condition of approval requiring that the plan be modified to accommodate pedestrian access from the east to the building.

**Engineering:** Provide calculations prior to the Pre-Construction Conference confirming that the proposed 1,500-gallon grease trap is adequately sized to accommodate the loadings anticipated.

**Recommendation:** Staff recommends approval of STP 150-2016, subject to the following conditions of approval:

1. Design Review Commission determination of the building design. Staff recommends approval of the request, finding that the proposed design is in compliance with the intent and minimum criteria of the Design Review Guidelines.
2. Prior to the issuance of a building permit, the applicant shall submit to the Planning Department a modified plan for administrative approval of pedestrian accommodations from the sidewalk along the eastern boundary to the building.
3. The site plan shall be constructed as shown and in accordance with these conditions of approval.
4. Sidewalk extension along the northern and eastern property boundaries and to Port Royal Road shall be a minimum of five (5) feet wide and shall meet all ADA requirements.

# Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
MEETING: April 11, 2016  
SUBJECT: STP 154-2016 ("Project Cyclops")

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**STP 154-2016:** Submitted by Northpoint Development for property located at 715 Beechcroft Rd. The property is zoned M-1, Light Industrial, and contains approximately 31.6 acres. The applicant requests site plan approval for a 102,060 sq/ft. addition to the Comprehensive Logistics building.

**Property description and history:** This property is currently developed for a manufacturing facility containing 258,720 square feet. In 2014, the Planning Commission approved the development of the property with several conditions of approval, including conditions related to street improvements for Beechcroft Road.

**Request:** The applicant requests site plan approval of 102,000 square-foot addition to the structure and associated large truck and employee parking.

**Streets and sidewalk:** Beechcroft Road is designated as an Arterial in the Major Thoroughfare Plan, which requires a minimum of 95 feet of right-of-way. Based on the information submitted by the applicant, 50 feet of right-of-way currently exists. Improvements to and right-of-way acquisition/dedication for Beechcroft Road are planned through a grant from the Tennessee Department of Transportation.

Staff recommends consideration of a condition of approval requiring that all street improvements be completed prior to the issuance of a certificate of occupancy.

**Access:** The site is accessed from Beechcroft Road with cross access to the property to the east (Project Angus). A north-south access drive is proposed to be paved along the west side of the property to provide large truck access to the rear (south) of the property. Changes to the existing access are not proposed.

**Bicycle and Greenway Plan:** Beechcroft Road is designated as a multi-use trail route. Due to existing conditions of the full length of Beechcroft Road, staff has not recommended construction of a multi-use trail.

**Building design:** The applicant proposes a one-story addition to the existing building with similar materials. Pursuant to the Design Review Guidelines, a variance from the building materials must be granted by the Planning Commission, as the proposed expansion exceeds 20% application of secondary building materials.

**Landscaping and buffering:** The applicant proposes landscaping in accordance with the City's parking lot landscaping requirements.

**Parking and loading:** Based on the information provided by the applicant, 50 parking spaces are required and 165 are provided. Additionally, the applicant proposes an expansion of the existing loading area along the west side of the property to accommodate 30 semi-tractor trailers.

**Engineering:** The following comments and revisions are requested –

- Per previous City staff comments, no Certificate of Occupancy (CO) will be issued until the proposed Northfield gravity sanitary sewer has been installed, tested and accepted by the City.

- Add a note to the Utility Notes on Sheet No. CU-101, Water and Sanitary Sewer Connection Plan, to read as follows: “Coordinate all sanitary sewer and water main installations and taps with the sanitary sewer collections and water distribution superintendents for the City of Spring Hill.”
- Pavement section descriptions as noted on Sheet No. CS-101, Site Layout Plan, need to reflect the depth of asphalt for heavy duty and light duty to be “Compacted”.
- Add a note to the Utility Notes on Sheet No. CU-101, Water and Sanitary Sewer Connection Plan, to read as follows: “Coordinate the relocation of the existing fire line with the City of Spring Hill Fire Marshall.”
- It does not appear that improvements along Beechcroft Road have been included as part of this proposed building addition.

**Recommendation:** Staff recommends approval of STP 154-2016, subject to the following conditions of approval:

1. The site plan shall be constructed as approved and conditioned.
2. Prior to the issuance of permits, all engineering comments shall be addressed.
3. Prior to the issuance of a certificate of occupancy, gravity sanitary sewer shall be installed, tested, and accepted by the City.
4. Site Plan approval shall remain valid for a period of three (3) years, during which time all permits shall be obtained.
5. Modification to the approved site plan may require Planning Commission approval.

# Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
MEETING: April 11, 2016  
SUBJECT: SKP 158-2016 (Morning Pointe of Spring Hill)

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**SKP 158-2016:** Submitted by Gamble Design Collaborative for property located on Miles Johnson Parkway. The property is zoned B-4, Central Business District, and contains approximately 8.61 acres. The applicant requests sketch plan approval for an assisted living and Alzheimer’s care facility.

**Property description and history:** This undeveloped property is located at the southeast corner of the intersection of Miles Johnson Parkway and Duplex Road. The majority of the surrounding land uses to the north, east, and west are single-family residential. The properties to the south are primarily undeveloped and zoned B-4, Central Business District.

**Request:** The applicant requests sketch plan approval of an assisted living and senior living facility containing approximately 98,468 square feet and 133 parking spaces.

The parent tract contains approximately 44 acres, while the project boundary contains approximately 8.61 acres. Subdivision of land will be required in order to create the proposed parcel. Until that time, all requirements of the zoning and subdivision regulations apply to the entire tract.

**Access:** The applicant proposes to extend two new public streets through the parent tract along the project boundary: one east-west local street and one north-south local street. Access to the development is proposed from these two new local streets. Staff is in support of accessing the proposed development via lower street classifications.

At the work session meeting, staff requested a truck turning diagram to confirm that the proposed site can accommodate large truck and emergency service traffic. This information was not submitted.

**Streets and sidewalk:** This property has frontage along Miles Johnson Parkway (Collector) and Duplex Road (Arterial). Miles Johnson Parkway requires a minimum of 75 feet of right-of-way (37.5 feet from centerline) and Duplex Road requires a minimum of 95 feet of right-of-way (47.5 feet from centerline). Staff has requested that the applicant show and dimension existing right-of-way on both streets. This information has not been provided. Additionally, the applicant has included language on page two of the submitted plans indicating that the City will purchase the right-of-way along Duplex Road. Pursuant to the City’s zoning and subdivision regulations, staff finds that the submittal of a subdivision/development request for the subject property warrants right-of-way dedication.

The applicant has included a note on page three that “intersection improvements of Miles Johnson to be determined at site plan”. However, it is the primary purpose of a sketch plan application to determine the scope and location of all necessary on-site and off-site street improvements prior to submittal of a site plan application. Without information regarding intersection improvements at Miles Johnson Parkway, at a minimum, staff recommends improvement of Miles Johnson Parkway to include a dedicated right-turn lane and dedicated left-turn lane onto the new street and be submitted with the site plan application.

**Bicycle and Greenway Plan:** Miles Johnson Parkway and Duplex Road are designated as multi-use path routes. Staff will likely recommend a fee in lieu of construction at the time of site plan application.

**Building design:** The applicant proposes two one-story buildings. Based on the information provided, staff cannot determine the proposed building materials.

**Landscaping and buffering:** The plan indicates a landscape buffer along the northern property line. The applicant has not provided supplementary landscaping or buffering information.

**Parking and loading:** The applicant proposes 133 parking spaces. 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.

In response to staff's request, the applicant has provided a parking needs assessment for this development based on previously approved and constructed facilities by the operator for the Planning Commission's determination.

Further, the proposed parking lot layout does not meet the City's minimum dimensional requirements. All drive aisles are required to be a minimum width of 25 feet.

**Engineering:** The following comments and revision requests have been submitted –

- Designated right turn lane on northbound Miles Johnson Parkway to eastbound Proposed Unnamed Local Road and designated left turn lane on southbound Miles Johnson Parkway to eastbound Proposed Unnamed Local Road shall be provided at time of site plan approval.
- An internal turning movement exhibit for anticipated delivery vehicles and Fire Department ladder/platform truck shall be provided at time of site plan approval.
- A temporary cul-de-sac may be required on the east end of the Proposed Unnamed Local Road dependent upon street layout to be determined at time of site plan approval.
- Dimension width of two (2) access drives from the proposed unnamed local road and one (1) access drive from Future Alex Drive; loading area behind Building II; and both drop-off points at Buildings I and II.
- Incorporate perimeter concrete sidewalks with ADA ramps and truncated domes.
- Depict connectivity to adjacent properties including Weston Lane.
- Future Alex Lane should generally follow the Major Thorough Fare Plan.

**Recommendation:** Staff recommends approval of SKP 158-2016, subject to the following conditions of approval:

1. At the time of site plan application, all rights-of-way indicated on the submitted plans shall be dedicated.
2. All engineering comments shall be addressed prior to the issuance of a site plan application.
3. Street improvements to be submitted with the site plan application shall include a dedicated right-turn lane and a dedicated left-turn lane on Miles Johnson Parkway.
4. The site plan shall include truck turning diagrams for large truck and emergency service traffic for staff's review and shall indicate that the site will not result in dangerous turning movements into oncoming traffic prior to being added to a Planning Commission agenda.
5. Sketch plan approval does not grant variance approval of parking lot or other site dimensional requirements.
6. Sketch plan approval shall remain valid for a period of one (1) year during which time a site plan application shall be submitted to the Planning Department.
7. Modification to the approved sketch plan and associated conditions of approval may require Planning Commission approval prior to the submittal of a site plan application.

# Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
MEETING: April 11, 2016  
SUBJECT: RZN 159-2015 (5238 Main Street)

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**RZN 159-2015:** Submitted by Huntley Gordon for property located at 5242 Main Street. The property is zoned B-2, Neighborhood Shopping District, and contains approximately 1.4 acres. The applicant requests approval to rezone the property from B-2, Neighborhood Shopping District to B-4, Central Business District.

**Property description:** This property is currently developed for a single-family dwelling. The properties to the north, northwest, and southeast are developed for nonresidential uses. In 2015, the Board of Mayor and Aldermen rezoned the property from R-1, Low Density Residential, to B-2, Neighborhood Shopping District, following a favorable recommendation from the Planning Commission. In January of 2016, the Board of Mayor and Aldermen denied the applicant's request to rezone the property from B-2 to B-4, following a recommendation for denial from the Planning Commission.

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

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

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

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

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

Staff does not find in favor of rezoning the property to the most intense, highest traffic generating, and unpredictable zoning district available in the Zoning Ordinance. Further, staff finds that sufficient undeveloped and underutilized property currently regulated by the B-4 zoning district exists in the immediate area, as indicated in the attached exhibit. Staff finds that the property can be sufficiently developed and used for nonresidential purposes and in accordance with the City's planning policies and principles under the current zoning designation of the property.

**Recommendation:** Based on the findings herein, staff recommends forwarding the request to the Board of Mayor and Aldermen with a recommendation for denial.



CHESTER AVE

OLD MILITARY RD

BEECHCROFT RD

WITT-HILL DR

MAIN ST

LOCKE AVE

DUPLEX RD

ALEX DR

HARDIN ALLEY

SCHOOL ST

WALNUT ST

HUGHES ST

MILES JOHNSON PARKWAY



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

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

### 2.1 Uses Permitted

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

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

### 2.2 Uses Permitted on Appeal.

2.2(1) Filling stations

2.2(2) Movie theaters

2.2(3) Off-site parking lots

### 2.3 Uses Prohibited.

Uses not specifically permitted.

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

#### 2.4(1) Lot Area.

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

#### 2.4(2) Lot Width.

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

#### 2.4(3) Yards.

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

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

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

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

2.4(4) Building Area.

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

2.5 Height.

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

2.6 Location of Accessory Structures.

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

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

## We will grow smarter

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

#### **Policy: Promote Smart Growth Principles and Traditional Neighborhood Design**

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

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

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

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

#### **Policy : Ensure context-sensitive redevelopment and infill**

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

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

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

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

#### **Policy: Encourage mixed use centers within town centers**

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

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

#### **Policy : Promote quality corridor development**

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

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

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





## Downtown/City Center

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

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

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

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

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



### Design Principles

#### Site Design

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

#### Density/Intensity

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

#### Green Space

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

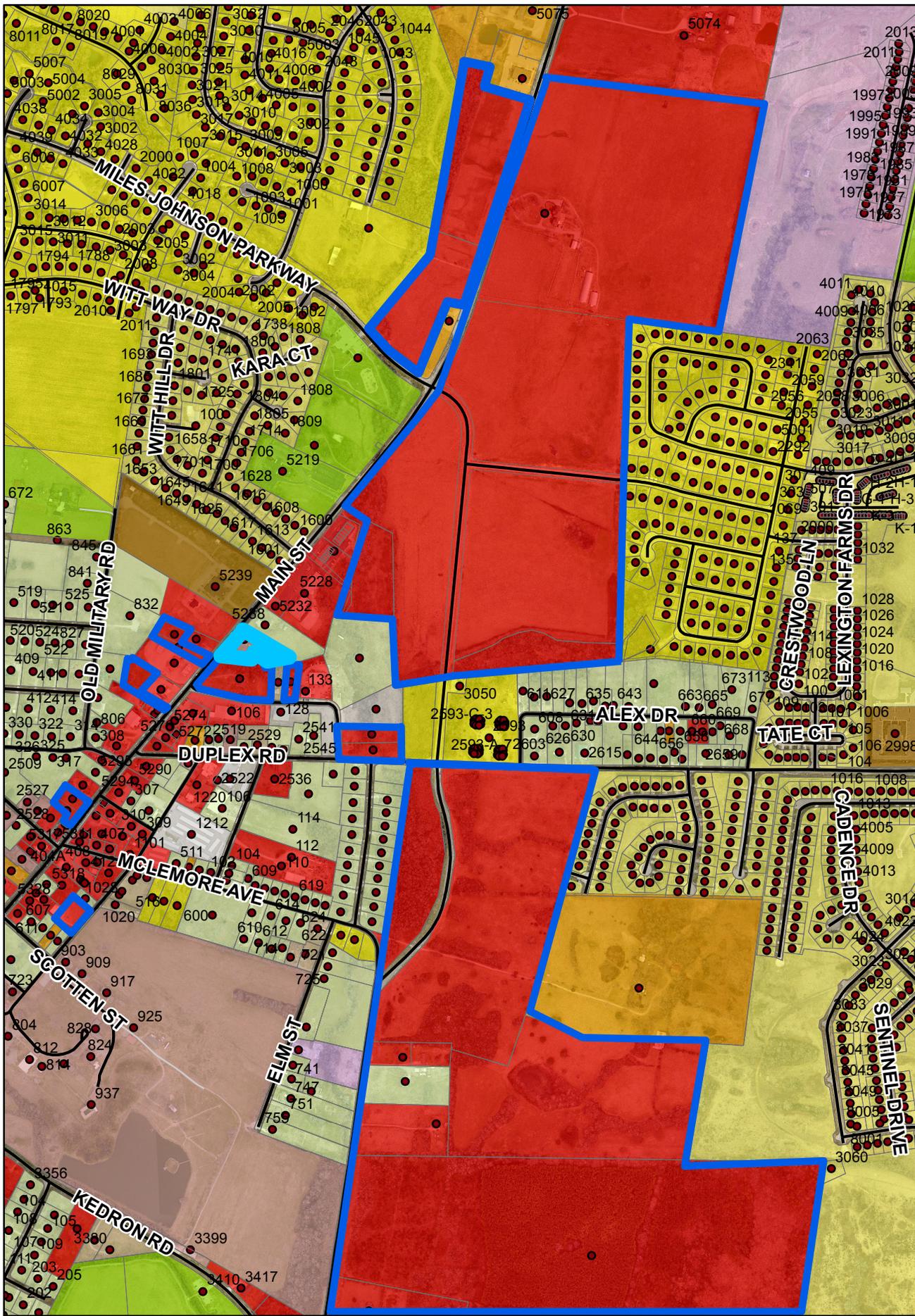
#### Transportation

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

#### Infrastructure

- Municipal water and sewer service





- ### Legend
- zoning**
- ZType**
- AG
  - B-1
  - B-2
  - B-3
  - B-4
  - F-1
  - M-1
  - M-2
  - PUD-Commer
  - R-1
  - R-2
  - R-2 PUD
  - R-4
  - R-5
  - R-6

▬ Subject property    ▬ Vacant or underutilized property zoned B-4



# Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
MEETING: April 11, 2016  
SUBJECT: SKP 161-2016 (Pioneer Manufacturing)

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**SKP 161-2016:** Submitted by Sawyer Land Surveying, LLC. for property located at 740 Beechcroft Rd. The property is zoned M-1, Light Industrial, and contains approximately 9.92 Acres. The applicant requests sketch plan approval for an addition of 8786 sq/ft. warehouse with loading docks and a new exit drive.

**Property description and history:** This property is located at 740 Beechcroft Road, approximately 750 feet east of the intersection of Beechcroft Road and Cleburne Road. The property is developed for a 33,000 square-foot manufacturing facility. This site was developed prior to the City's current zoning and subdivision regulations, and there are several nonconformities with the existing development. It is important to note that the City's zoning ordinance does not address nonconforming developments (parking lots, landscaping, driveways, etc), only nonconforming uses and structures.

**Request:** The applicant requests sketch plan approval of a new warehouse on the property containing approximately 8,766 square feet and to upgrade an existing nonconforming driveway. The addition will allow for the indoor storage of materials that are currently stored outdoors.

**Access:** The property is currently accessed by three gravel driveways that do not meet the City's separation or pavement criteria. In response to staff's recommendation, the applicant proposes to bring one of the three gravel driveways into compliance with the City's pavement requirements in order to reduce the amount of gravel that enters into the public right-of-way as a result of ingress and egress.

**Streets and sidewalk:** Beechcroft Road is designated as an Arterial and requires a minimum of 95 feet of right-of-way (47.5 feet from centerline). This street currently has approximately 50 feet of right-of-way (25 feet from centerline). In response to staff's request and pursuant to the requirements of the zoning ordinance, the applicant has updated the plan to reflect the Major Thoroughfare Plan right-of-way line so that staff and the Planning Commission can evaluate the impact of right-of-way dedication in accordance with the City's policies and regulations.

This property is impacted by the SIA grant for Beechcroft Road associated with the Northpoint developments. Staff does not know the status of right-of-way acquisition for the planned improvements. Staff recommends that, prior to submittal of the site plan application, the applicant coordinate with the lead team for the upcoming street improvements on Beechcroft and safety project at Cleburne to address the issue of right-of-way dedication.

The applicant does not propose street improvements. Staff finds that the proposal will likely not result in additional traffic to and from the site, as the purpose for the request is to accommodate indoor storage of materials that are currently stored outdoors.

**Bicycle and Greenway Plan:** Beechcroft Road is designated as a multi-use path route. Staff does not find that the proposed expansion of the property warrants construction or a fee in lieu of construction of the multi-use path.

**Building design:** The applicant proposes a one-story corrugated metal building. Planning Commission approval of a variance from the City's material requirements will be necessary at the time of site plan application.

**Landscape and buffering:** Staff finds that sufficient area will remain to not only meet but exceed the impervious surface requirements.

**Engineering:** No sanitary sewer and water main service extension to be made to the proposed warehouse. Provide calculations for detention/retention facility for both the existing and proposed building.

**Parking and loading:** No additional parking spaces are required for this proposal.

**Recommendation:** Staff recommends approval of SKP 161-2016 subject to the following conditions of approval:

1. Sketch plan approval shall remain valid for a period of one (1) year, during which time the applicant shall submit a site plan application in accordance with the comments and recommendations outlined in this report.
2. Modification to the sketch plan may require Planning Commission approval prior to the submittal of a site plan application.