SPRING HILL
MUNICIPAL PLANNING COMMISSION
PUBLIC HEARING AGENDA
199 Town Center Parkway
Monday, June 13, 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 May 9, 2016 meeting minutes

Approval of the agenda

Consent Agenda:

Bonds and Infrastructure to be considered

1. **Resolution 16-40** To recommend acceptance and dedication of road right-of-way and public improvements shown on the existing plat for Wades Grove Sect 3A
2. **Resolution 16-41** To release a Maintenance Bond for Wade's Grove Sec 3A
3. **Resolution 16-42** To recommend acceptance and dedication of road right-of-way and public improvements shown on the existing plat for Wades Grove Sect 3
4. **Resolution 16-43** To release a Maintenance Bond for Wade's Grove Sec 3B
5. **Resolution 16-48** To release Maintenance Bond Cherry Grove Add Ph 4 sec 2
6. **Resolution 16-49** To release Maintenance Bond Cherry Grove Add Ph 4 Sec 3
7. **Resolution 16-50** To release Maintenance Bond for Autumn Ridge Ph 3 Sec 2
8. **Resolution 16-51** To release Maintenance Bond Meadowbrook Ph 2 Sec 1
9. **Resolution 16-52** To release Maintenance Bond Meadowbrook Ph 2 Sec 2
10. **Resolution 16-53** To release Maintenance Bond Meadowbrook Ph 2 Sec 3
11. **Resolution 16-56** To establish Maintenance Bond for Cherry Grove Add Phase 5
12. **Resolution 16-57** To establish Performance Bond for Cherry Grove Add Ph 5
13. **Resolution 16-58** To establish Performance Bond for Southern Springs Ph 1 & 2
14. **Resolution 16-59** Recommend to call Mtc Bond for Spring Hill Place Sec 7
15. **Resolution 16-60** Recommend to call Mtc Bond for Spring Hill Place Sec 9

16. **STP 196-2016:** Submitted by WES Engineers for property located at Woodland Trace and Wright Rd. The property is zoned R-2 medium density PUD and contains 0.69 acres. The applicant requests site plan approval for a swimming pool and pool house.

17. **FPL 200-2016:** Submitted by Lennar Homes for Abbington Downs located at Rice Road and Tom Lunn Road. This property is zoned R-2, Medium Density PUD, Planned Unit Development and contains approximately 8.51 acres. The applicant requests renewal of an expired final plat for 30 single family residential lots.

Old Business:

1. **PUD 81-2015:** Submitted by Huntly Gordon for property located at 3357 Denning Lane. This property is zoned AG and contains approximately 20 acres. The applicant requests rezoning approval of a Planned Unit Development to allow for 57 dwelling units.

   Applicant requests deferral and required plans have not been submitted.

2. **RZN 162-2016:** Submitted by Huntly Gordon for Oaklawn located at 3331 Denning Lane. The property is zoned R-2 (Medium Residential) Historically Significant and contains approximately 82.7 acres. The applicant requests rezoning from R-1 (Low Residential) to R-6 (Traditional Neighborhood Development.

   Applicant requests deferral and required plans have not been submitted.

3. **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.

4. **NCP 165-2016:** Submitted by Mullins, LLC. for property located on Duplex Rd and Port Royal Dr. The property is zoned R-2 (Medium Residential) and R-4 (High Density) and contains approximately 54 acres. The applicant requests Neighborhood Concept Plan approval for 102 single family detached lots and 80 single family attached lots.

New Business:

1. **Resolution 16-44** To recommend acceptance and dedication of road right-of-way and public improvements shown on the existing plat for Wades Grove Sect 4.

2. **Resolution 16-45** To recommend acceptance and dedication of road right-of-way and public improvements shown on the existing plat for Wades Grove Sect 5A

3. **Resolution 16-46** To recommend acceptance and dedication of road right-of-way and public improvements shown on the existing plat for Wades Grove Sect 5B

4. **Resolution 16-47** To release Maintenance Bond Wade's Grove Sec 5A & 5B

5. **Resolution 16-54** To release Maintenance Bond Belshire Ph 1

6. **Resolution 16-55** To release Maintenance Bond Belshire Ph 2

7. **PUD 199-2016:** Submitted by LittleJohn for property located Villages at Harvest Point. The property is zoned AG, Agriculture, R-2, Medium Density and contains approximately 473.13 acres. The applicant requests a Master Development Plan for 961 single family residential lots and 232 multi-family units for The Villages at Harvest Point.

8. **STP 179-2016:** Submitted by ESP Associates for Southern Springs located on Kedron Rd. The property is zoned B-1 Office and Limited Retail District and contains approximately 1.11 acres. The applicant request site plan approval for 5,035 sales center.

9. **FPL 180-2016:** Submitted by Wilson and Associates for Southern Springs located on Kedron Rd. The property is zoned B-1, Office and Limited Retail District and contains approximately 106.64 acres. The applicant requests final plat approval for 198 single family residential lots.

10. **NCP 190-2016:** Submitted by Ragan-Smith for The Cove located at 4355 Tom Lunn Rd. The property is zoned R-2, Medium Density District and contains approximately 91.20 acres. The applicant requests Neighborhood Concept Plan approval for 94 single family residential lots.

11. **PPL 191-2016:** Submitted by Kimley-Horn for Cadence Crossing located at 4820 Main Street. The property is zoned R-4 and contains approximately 15.99 acres. The applicant request Preliminary Plat approval for 78 single family residential lots.

12. **STP 193-2016:** Submitted by Batson and Associates Cadence Crossing located at 4820 Main Street. The property is zoned B-2 Neighborhood Shopping District and contains approximately 3.745 acres. The applicant requests site plan approval for 2 commercial buildings.

13. **LSP 195-2016:** Submitted by WES Engineers for property located on 2040 Crossings Circle. The property is zoned B-4 and contains approximately 2.4 acres. The applicant request Lot Split approval for this lot.

14. **ADM 198-2016:** Submitted by NorthPoint Development for property located 715 Beechcroft Rd. The property is zoned M-1, Industrial District and contains approximately 31.6 acres. The applicant request a major modification for Project Cyclops.

15. **Resolution 16-61:** To approve to call and extend the Performance Bonds for Walmart.

Other Business

Adjourn

SPRING HILL
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, MAY 9, 2016
5:30 P.M.

Chairman Paul Downing called the meeting to order

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

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)

Jennifer Mason, 1006 St. Hubbins Dr.—Voiced her concerns about the landscaping buffer in The Hamptons.
Darin Hylbert, 5005 Paddy Trace—Stated his concerns about people obtaining occupancy without problems be resolved. The water easement and placement of fencing.
Michael Cremeans, 1024 St. Hubbins—Stated he was concerned about the type of fencing that will be allowed and water drainage. Also his concerns about people obtaining occupancy without problems be resolved.
Joe Votava, 1046 St. Hubbins—Voiced his concerns about water drainage.

Public Comment (Agenda Items) – No Comments

Approval of April 11, 2016 meeting minutes: Commissioner Schoenbrodt made a motion to approve the April 11, 2016 meeting minutes. Motion seconded by Alderman Fitterer. Motion passed 6/0/1 with Commissioner Hepp abstaining.

Approval of the agenda:

Amendment to the Agenda: To move items numbers 3 through 8 from the consent agenda to items 1-6 under new business.

Alderman Fitterer made a motion to approve the agenda with amendments. Motion seconded by Commissioner Hairston. Motion passed 7/0.

Consent Agenda:

1. **Resolution 16-31:** To establish a Maintenance Bond for Shirebrook Phase 1
2. **Resolution 16-32:** To establish a Performance Bond for Shirebrook Phase 1

3. **FPL 170-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for property located at the terminus of Dogwood trail cul-de-sac. The property is zoned R-2, Medium Density, Planned Unit Development and contains approximately 15.96 acres. The applicant requests final plat approval for 2 residential lots and Open Space Lot.

Staff Conditions:

1.) Final Plat approval shall remain valid for a period of five (5) years, during which time the final plat must be recorded.
2.) Modification on the final plat may require Planning Commission approval.

4. **FPL 171-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for property located at the terminus of Longhunter Chase Drive cul-de-sac. The property is zoned R-2, Medium Density, Planned Unit Development and contains approximately 2.09 acres. The applicant requests final plat approval for 6 single-family residential lots and two Open Space Lots.

   Staff Conditions:

   3.) Final Plat approval shall remain valid for a period of five (5) years, during which time the final plat must be recorded.
   4.) Modification on the final plat may require Planning Commission approval.

5. **FPL 174-2016:** Submitted by Wes Engineers & Surveyors for Brixworth Phase 3, Section 1. The property is zoned R-2, Medium Density and contains approximately 14.25 acres. The applicant requests final plat approval for 38 single-family residential lots.

   Staff Conditions:

   1.) Prior to recordation of the final plat, the following Engineering requirements shall be met—
      a.) Show cul-d-sac radius (50')
      b.) HDPP pipe to be used under turf areas.
      c.) Add to the notes "all drainage easements" to be maintained by the HOA.
   2.) Approval shall remain valid for a period of five (5) years, during which time the final plat shall be recorded.
   3.) Modification to the final plat may require Planning Commission approval.

6. **STP 178-2016:** Submitted by Crunk Engineering LLC for property located at 2000 Reserve Blvd. The property is zoned B-4, Central Business District and contains approximately 15.71 acres. The applicant requests site plan approval for a 71,922 s.f. senior living facility.

   Staff Conditions:

   1.) Prior to the issuance of the building permit, the applicant shall dedicate a minimum of 47.5 feet of right-of-way from centerline along Reserve Boulevard.
   2.) Prior to the issuance of permits, the applicant shall address the following engineering comments and revisions
      a.) AC sections to be 1.5" compacted AC over 2" compacted binder over 8" compacted rock.
      b.) Include pipe material and size on each span of pipe on the construction drawings.
      c.) Sewer pipe to be SDR 26 **(SDR 35 pipe is NOT accepted by City)**
   3.) Site plan approval shall remain valid for a period of three (3) years, during which time all required permits shall be obtained.
   4.) Modification to the approval site plan may require Planning Commission approval.

7. **ADM 185-2016:** Submitted by Stanford and Associates for property located at Station Hill at Reserve Blvd. The property is zoned B-4 central business district and contains approximately 34 acres. The applicant requests approval of a wavier for right of way dedication on Reserve Blvd.

   Staff Conditions:

   1.) Because this variance does not accompany a subdivision or development request, the property will be required to meet the zoning and subdivision regulations adopted at the time of application submittal.

Alderman Dud made a motion to approve Consent Agenda with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 7/0

Old Business:

1.) **STP 163-2016:** Submitted by Ahler & Associates, LLC. for property located on 4583 Tom Lunn Road. The property is zoned M-1, Light Industrial, and contains approximately 92 acres. The applicant requests site plan approval for an office trailer.

Alderman Fitterer made a motion to defer **STP 163-2016**. Motion seconded by Commissioner Koss. Motion to defer passed 7/0.

New Business:

Alderman Duda made a motion to suspend the rules. Motion seconded by Alderman Fitterer. Motion passed 7/0.

1.) To inform audience that there will not be a response to the earlier public comments and that staff has been tasked to evaluate the situation.
2.) Call for the orders of the day back to the agenda.

1. **Resolution 16-33:** To establish a Maintenance Bond for Brixworth Phase 3, Section 1

Commissioner Hepp made a motion to amend the 4th **Whereas** to read, **Whereas**, to date, the improvements have not been completed and not accepted by the City and, therefore, a Maintenance Bond is required. Motion seconded by Alderman Fitterer. Motion passed 7/0.

Commissioner Hepp made a motion to approve **Resolution 16-33** as amended. Motion seconded by Alderman Fitterer. Motion passed 7/0

2. **Resolution 16-34:** To establish a Performance Bond for Brixworth Phase 3, Section 1

Alderman Fitterer made a motion to approve **Resolution 16-34**. Motion seconded by Alderman Duda. Motion passed 7/0

3. **Resolution 16-35:** To establish a Maintenance Bond for Meadowbrook Phase 4, Section 5

Alderman Fitterer made a motion to amend the 4th **Whereas** to read, **Whereas**, to date, the improvements have not been completed and not accepted by the City and, therefore, a Maintenance Bond is required. Motion seconded by Alderman Duda. Motion passed 7/0.

Alderman Fitterer made a motion to approve **Resolution 16-35** as amended. Motion seconded by Commissioner Hairston. Motion passed 7/0.

4. **Resolution 16-36:** To establish a Performance Bond for Meadowbrook Phase 4, Section 5

Alderman Fitterer made a motion to approve **Resolution 16-36**. Motion seconded by Commissioner Hairston. Motion passed 7/0

5. **Resolution 16-37:** To establish a Maintenance Bond for Meadowbrook Phase 4, Section 6

Alderman Fitterer made a motion to amend the 4th **Whereas** to read, **Whereas**, to date, the improvements have not been completed and not accepted by the City and, therefore, a Maintenance Bond is required. Motion seconded by Alderman Duda. Motion passed 7/0.

Alderman Fitterer made a motion to approve **Resolution 16-37**. Motion seconded by Alderman Duda. Motion passed 7/0

6. **Resolution 16-38:** To establish a Performance Bond for Meadowbrook Phase 4, Section 6

Alderman Fitterer made a motion to approve **Resolution 16-38**. Motion seconded by Commissioner Hairston. Motion passed 7/0

7. **STP 168-2016:** Submitted by DeGagne Consulting, LLC for property located on Crossing Circle. The property is zoned B-4, Central Business District and contains approximately 1.60 acres. The applicant requests site plan approval for a 5600 square foot Longhorn restaurant.

Staff Conditions

1.) Shall file a shared parking agreement due to the off-site parking proposed.
2.) Prior to the issuance of a building permit, applicant shall address all deficiencies in landscaping and bike rack details
3.) Plan shall be revised to include a shared driveway at the cross access point at the west side of the property.
4.) Access easements shall be dedicated for the shared driveway and cross access easements.
5.) Standard time limits and modification processes shall apply.

Alderman Duda made a motion to approve **STP 168-2016** with the plan that was submitted with staff conditions and a condition of a shared access on the west side of the property and losing four (4) spaces. Motion seconded by Alderman Fitterer. Motion passed 5/2 with conditions

8. **PPL 172-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for property located at Town Center Pkwy and Beechcroft Rd. The property is zoned R-2, Medium Density, Planned Unit Development and contains approximately 15.527 acres. The applicant requests Preliminary and Final Site Development Plans for 42 single-family residential lots.

Staff Conditions:

1.) Prior to the issuance of permits or submittal of a final plat application, the applicant shall address the following comments/revisions and submit to the staff for review and approval-
   a.) ADA Ramps at Beechcroft entry
   b.) 50' radius cul-d-sac
   c.) Need to show AC sections and ADA ramp standard detail
   d.) Move water line out of limits of lot at lot 29
   e.) Update the landscape plan to include landscaping as identified in the attached exhibit.
2.) Preliminary Plat approval shall remain valid for a period of two (2) years, during which time a final plat application shall be submitted.
3.) Modification to the PUD or preliminary plat may require Planning Commission approval before the submittal of a final plat application.

Alderman Fitterer made a motion to approve **PPL 172-2016** with staff comments. Motion seconded by Commissioner Hairston. Motion passed 7/0.

9. **NCP 175-2016:** Submitted by Kimley-Horn for property located at 4820 Main St. The property is zoned R-4, High Density and contains approximately 15.66 acres. The applicant requests a Neighborhood Concept Plan approval for the Cadence Crossing Residential Development consisting for 29 single family homes and 49 townhomes.

Staff Conditions:

1.) Design for street improvements to Main Street shall be included in the preliminary plat application for this project boundary, including but not limited to those shown on the neighborhood concept plan, a signalized intersection.
2.) Approval shall remain valid for a period of three (3) years, during which time a complete preliminary plat application shall be submitted for Planning Commission approval.
3.) Modification to the neighborhood concept plan may require Planning Commission approval prior to submittal of preliminary plat application.

Alderman Fitterer made a motion to approve **NCP 175-2016** with staff conditions. Motion seconded by Commissioner Hairston. Motion passed 6/1 with Commissioner Hepp voting no.

10. **STP 176-2016:** Submitted by Kimley-Horn 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 site plan approval for a 73 unit assisted living facility.

Staff Conditions:

1.) *Planning Commission determination of compliance with the Design Review Guidelines.* Staff finds that the proposal meets the intent and minimum criteria of the Design Review Guidelines and recommends approval.
2.) *Planning Commission determination of a variance from the local street slope standards to allow for an 8% slope, requiring on alternative path for ADA accessibility.*
3.) Prior to issuance of a building permit, the applicant shall pay a fee in lieu of intersection improvements in the amount of $10,151.34.
4.) Prior to the issuance of a building permit, the applicant shall pay a fee in lieu of multi-use path construction in the amount of $16,575.00.
5.) Prior to the issuance of a building permit, the applicant shall dedicate a minimum of 34.5 feet of right-of-way for the extent of the parent tract's frontage on Miles Johnson Parkway.
6.) Prior to the issuance of any permits, the applicant will be required to provide the bike rack configuration, material details, and installation specifications.

Alderman Fitterer made a motion to approve **STP 176-2016** with staff conditions. Motion seconded by Alderman Duda. Motion passed 7/0.

11. **SKP 177-2016:** Submitted by Batson & Associates Engineering, Inc for property located at 4820 Main St. The property is zoned B-2 Neighborhood Shopping District and contains approximately 4.34 acres. The applicant requests a Sketch Plan approval for two commercial lots.

Staff Conditions:

1.) Design for street improvements to Main Street shall be included in the site plan application for this project boundary, including but not limited to those shown on the sketch plan, warrants for a signalized intersection for the new street with Main Street, and sidewalk extension beyond the project boundary.
2.) Approval shall remain valid for a period of one (1) year, during which time a complete site plan application shall be submitted for Planning Commission approval.

3.) Modification to the sketch plan may require Planning Commission approval prior to submittal of a site plan application.

Alderman Duda made a motion to approve **SKP 177-2016** with staff conditions. Motion seconded by Commissioner Koss. Motion passed 7/0.

12. RZN 181-2016: Submitted by Stacy Santoro for property located at 4135 Kedron Rd. The property is zoned B-2 Neighborhood Shopping District and contains approximately 7.48 acres. The applicant requests to rezone the property to R-4 High Density Residential.

Alderman Fitterer made a motion to approve **RZN 181-2016** with staff conditions. Motion seconded by Commissioner Koss. Motion passed 5/1/1.

13. ADM 187-2016: Submitted by Alderman Duda. Request to amend the Subdivision Regulations.

Alderman Duda made a motion to pass **Resolution 16-39**. Motion seconded by Alderman Fitterer. Motion passed 7/0.

Other Business

Adjourn

Paul Downing, Chairman

Dara Sanders P.C. Secretary

City of Spring Hill

Planning Commission

DATE: May 18, 2016

REQUEST: Release the maintenance bond for Wade's Grove Section 3A & 3B

SUBMITTED BY: Thomas S. Wolf, City Engineer TSW

OVERVIEW:

- A performance bond was established for Section 3A in the amount of $191,795.
- The performance bond was reduced to a maintenance bond of $53,000 for Section 3A and combined with the maintenance bond of $51,823 for Section 3B on 10/19/2009.
- Binder was put on road in July 2006; road was final topped in July 2014.
- All certificates of satisfaction have been signed off on from inspectors.

PC ACTION REQUESTED:

- Approve PC Resolution 16-40 to recommend to BOMA to accept the road rights-of-way and public improvements for Wade's Grove Section 3A
- Approve PC Resolution 16-41 to release the maintenance bond for Wade's Grove Section 3A
- Approve PC Resolution 16-42 to recommend to BOMA to accept the road rights-of-way and public improvements for Wade's Grove Section 3B
- Approve PC Resolution 16-43 to release the maintenance bond for Wade's Grove Section 3B

RESOLUTION 16-40 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 WADE'S GROVE SECTION 3A

WHEREAS, John Maher Builders, Inc. has a recorded Final Plat for Wade's Grove Section 3A in Williamson County Plat Book P45, Page 18; 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 Improvements within Wade's Grove Section 3A as shown on the recorded plat is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 13th day of June, 2016.

_____
Paul Downing, Chairman

_____
Dara Sanders, Secretary

RESOLUTION 16-41 OF THE PLANNING COMMISSION OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR WADE'S GROVE SECTION 3A

WHEREAS, a Surety Letter of Credit 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 in 2014, 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 Maintenance Bond for Wade's Grove Section 3A in the amount of $53,000.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Wade's Grove Section 3A in the amount of **$53,000.00** is hereby approved.

Passed and adopted this 13th day of June, 2016

_____
Paul Downing, Chairman

_____
Dara Sanders, Secretary

CERTIFICATE OF SATISFACTORY COMPLETION

February 25, 2016

John Maher Builders

Wades Grove

Phase 3A, 3B, 4, 5A, 5B

Development Name: John Maher

Phase or Section of Construction: Wades Grove Phase 3A, 3B, 4, 5A, 5B

Public Improvements: Curbs, Side Walks, Signs Street Lights, Final Topping on streets

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

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

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

City of Spring Hill Utility Inspector (signature)

Chris Crumley

Printed name:

Approved By:

Jeff Foster, Director of Public Works

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

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

CERTIFICATE OF SATISFACTORY COMPLETION

February 25, 2016

John Maher Builders

Wades Grove

Phase 3A, 3B, 4,5A, 5B

Development Name: John Maher

Phase or Section of Construction: Wades Grove Phase 3A, 3B, 4,5A, 5B

Public Improvements: Curbs, Street sign, Storm Water, Water, Sewer Collection

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

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

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

City of Spring Hill Utility Inspector (signature)

Chris Crumley

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

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner (s) of the property shown and described hereon as platted in Book 2013 Page 101, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that others of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date 7-17-06 Owner

CERTIFICATION OF APPROVAL OF WATER & SEWER SYSTEM

I hereby certify that the Water and Sewer systems outlined or indicated on the final plat subdivision plat entitled Wades Grove Subdivision Section Three has 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.

7-14-06

Date Authorized Title, Agency or Authorized Engineering Agent

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Spring Hill Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the Office of the County Register.

Date 7-17-06 Secretary of Planning Commission

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 class "A" Land Survey as defined in Title 62, Chapter 18, Tennessee State Annotated, and that the ratio of precision is greater than or equal to 1/ 10,000.

Date 7-17-06 Registered Land Surveyor Number 857

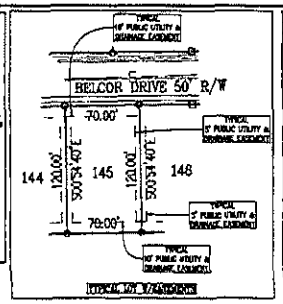
CERTIFICATE OF APPROVAL OF PUBLIC WAYS OR ROAD POSTING

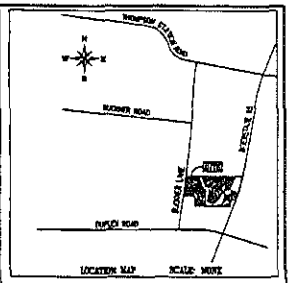
I hereby certify: (1) that all designated public ways on the final subdivision plat have been installed to an acceptable manner and according to the specifications of the City of Spring Hill Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the planning commission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

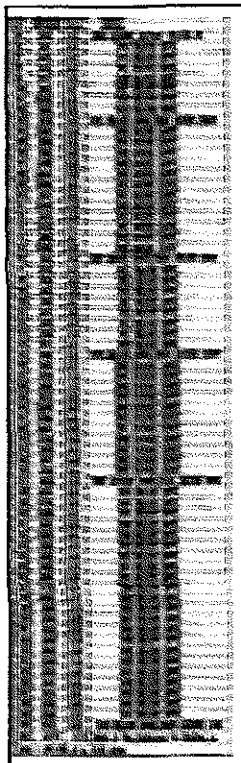
7-17-06

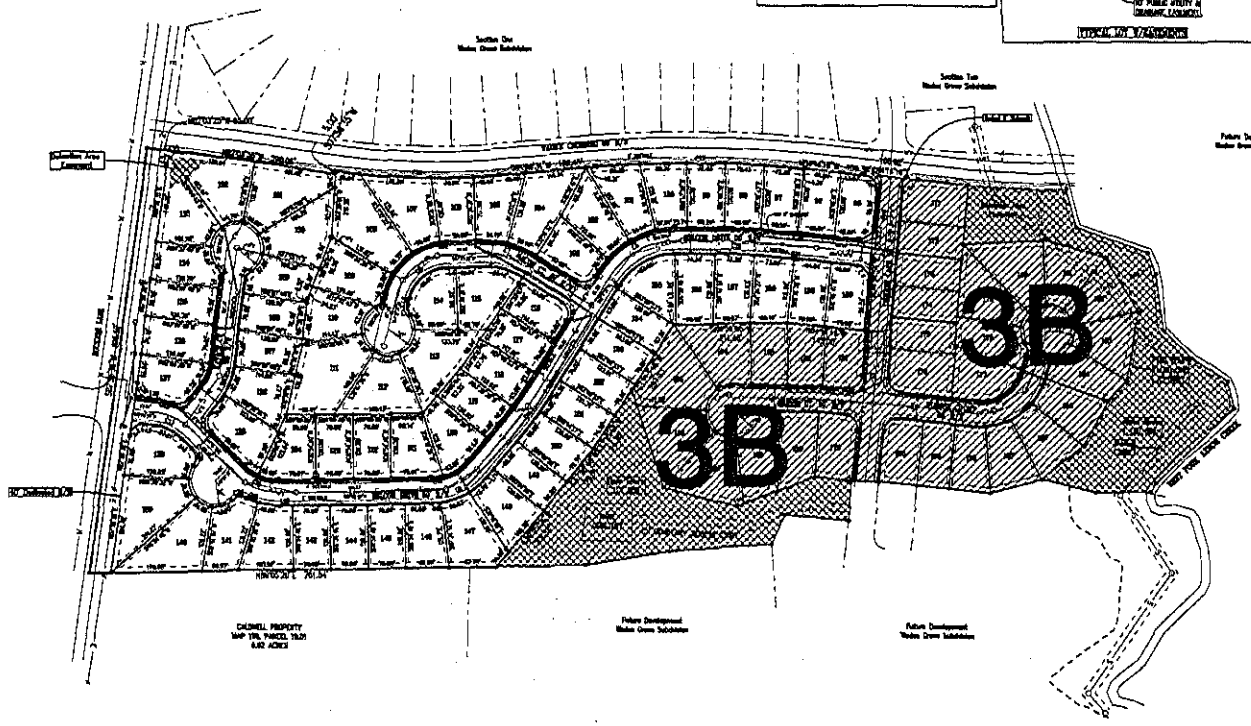
NOTES:

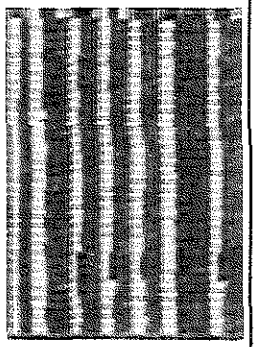
1. The Homeowners' Association of Wades Grove Subdivision shall be responsible for the maintenance of Open Space and Amenities in Wades Grove Subdivision Section 3A as shown on this plat.
2. The Developer of Wades Grove Subdivision Section 3A will be required to install Street Lights and Street Signs in Section 3A in Accordance with the City of Spring Hill Subdivision Regulations.
3. FLOOD NOTE: This parcel is NOT included within areas designated as a special flood hazard area on the latest Federal Flood Insurance Program Maps available in use as of this date. For Community Panel Number 470 204 0125 C, revised 11/5/1986.
4. SIDEWALKS: FIVE FOOT WIDE (5') CONCRETE SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF EACH STREET. THE SIDEWALKS WILL BE LOCATED 3.5'+/- BACK OF CURB.











CURRENT ZONING: R-2 (PUD)

CITY OF SPRING HILL MUNICIPAL PLANNING COMMISSION
STATE OF TENNESSEE, WILLIAMSON COUNTY
FINAL PLAT OF SECTION 3A

WADE'S GROVE

TOTAL ACRES = 18.67 ac	NEW BUILDING LOTS = 56
MILES NEW ROADS = 0.90	ACRES NEW ROADS = 2.60 ac
OWNER/DEVELOPER: John Baker Builders, Inc. P.O. Box 291727 Franklin, TN 37068-1727 Tel 615-302-1882	CIVIL ENGINEER: Blankenship & Associates, Inc. 420 Bakertown Avenue Spring Hill, TN 37174 Ph. 931-486-3441
DATE: 07/05/2006	SCALE: 1" = 100'
PROPERTY MAP 159, PARCEL 19.01	DEED BK. 2013, PG 101

GRAPHIC SCALE 1" = 100'
0 100 200 300

LEGEND

HIGH PIN	
CONCRETE MONUMENT	
8" WATER MAIN	FIRE HYDRANT
8" SEWER LINE	
DRAINAGE STRUCTURE	
LOT NUMBER 12	12
5' PUBLIC UTILITY & DRAINAGE EASEMENT	
10' PUBLIC UTILITY & DRAINAGE EASEMENT	

LOT	INVERT	RIM
1	98.0+/-INV	102.0
2	98.0+/-INV	102.0
3	98.0+/-INV	102.0
4	98.0+/-INV	102.0
5	98.0+/-INV	102.0
6	98.0+/-INV	102.0
7	98.0+/-INV	102.0
8	98.0+/-INV	102.0
9	98.0+/-INV	102.0
10	98.0+/-INV	102.0
11	98.0+/-INV	102.0
12	98.0+/-INV	102.0
13	98.0+/-INV	102.0
14	98.0+/-INV	102.0

DRAINAGE PIPE CHART

Lot Number	Pipe Size
132/133	18" RCP
147/148	18" RCP
153/154	36" RCP

CERTIFICATE OF APPROVAL OF SUBDIVISION NAMES AND STREET NAMES

SUBDIVISION AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY COMMUNICATION.

WILLIAMSON COUNTY EMERGENCY COMMUNICATION 7-17-06 DATE

BUILDING SETBACK REQUIREMENTS

Minimum Lot Size	= 7,500 sf
Minimum Side Setback (Adjacent Lot)	= 5 feet
Minimum Spacing Between Structures	= 15 feet
Minimum Setback From Street R/W	= 20 feet
Minimum Rear Yard	= 20 feet

TOM STANFORD REGISTERED LAND SURVEYOR TENNESSEE NO. 857

07/05/2006

P45/18

97/10/2006-10:34:39 AM
0803-4694
FEES
PLAT BOOK 1 PG
PAGE 1 OF
REGISTER OF DEEDS

DEVELOPER
John Baker Builders, Inc.
P.O. Box 291727
Franklin, TN 37068-1727
Ph. 615-302-1882

CIVIL ENGINEER & SURVEYOR
Blankenship & Associates, Inc.
420 Bakertown Avenue
Spring Hill, TN 37174
Ph. 931-486-3441
Fax 931-486-3441
Ph. 615-799-2520

Blue

RESOLUTION 16-42 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 WADE'S GROVE SECTION 3B

WHEREAS, John Maher Builders, Inc. has a recorded Final Plat for Wade's Grove Section 3A in Williamson County Plat Book P48, Page 76; and

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

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

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

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

WHEREAS, the Planning Commission 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 Improvements within Wade's Grove Section 3B as shown on the recorded plat is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 13th day of June, 2016.

_____
Paul Downing, Chairman

_____
Dara Sanders, Secretary

RESOLUTION 16-43 OF THE PLANNING COMMISSION OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR WADE'S GROVE SECTION 3B

WHEREAS, a Surety Letter of Credit 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 in 2014, 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 Maintenance Bond for Wade's Grove Section 3B in the amount of $51,823.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Wade's Grove Section 3B in the amount of **$51,823.00** is hereby approved.

Passed and adopted this 13th day of June, 2016

_____
Paul Downing, Chairman

_____
Dara Sanders, Secretary

CERTIFICATE OF SATISFACTORY COMPLETION

February 25, 2016

John Maher Builders

Wades Grove

Phase 3A, 3B, 4,5A, 5B

Development Name: John Maher

Phase or Section of Construction: Wades Grove Phase 3A, 3B, 4,5A, 5B

Public Improvements: Curbs, Side Walks, Signs Street Lights, Final Topping on streets

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

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

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

City of Spring Hill Utility Inspector (signature)

Chris Crumley

Printed name:

Approved By:

Jeff Foster, Director of Public Works

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

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

CERTIFICATE OF SATISFACTORY COMPLETION

February 25, 2016

John Maher Builders

Wades Grove

Phase 3A, 3B, 4,5A, 5B

Development Name: John Maher

Phase or Section of Construction: Wades Grove Phase 3A, 3B, 4,5A, 5B

Public Improvements: Curbs, Street sign, Storm Water, Water, Sewer Collection

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

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

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

City of Spring Hill Utility Inspector (signature)

Chris Crumley

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

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (am one) the owner (s) of the property shown and described hereon as embraced in Final Plat ____ County Registrar's Office, and that I (we) hereby adopt this plan of subdivision with our (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other sites for public use, public utilities, and other facilities hereon to dedicate.

Date 9-1-07 Owner Joe Wade Pres.

CERTIFICATION OF APPROVAL OF WATER & SEWER SYSTEM

I hereby certify that the Water and Sewer system outlined or indicated on the final plat subdivision plat entitled Wades Grove Subdivision Section 3B has 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.

8-31-07 Date

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Spring Hill Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the Office of the County Register.

Date 8-31-07 Secretary of Planning Commission

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 class "A" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

Date 8/8/07 Registered Land Surveyor, Number 952

CERTIFICATE OF APPROVAL OF PUBLIC WAYS OR BOND POSTING

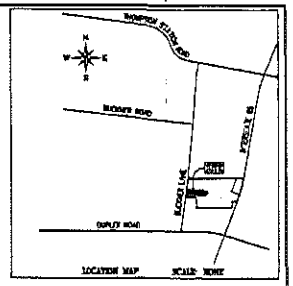
I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the City of Spring Hill Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the planning commission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

8-31-07 Date

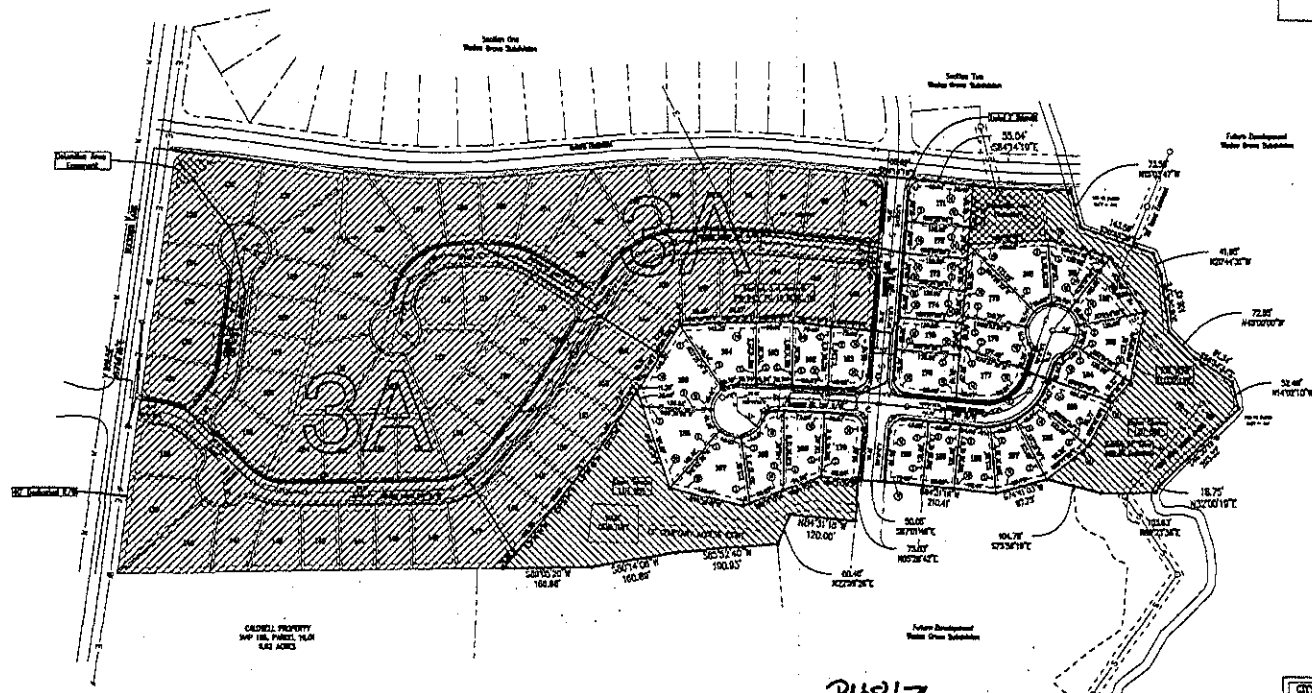
NOTES:

1. The Homeowners' Association of Wades Grove Subdivision shall be responsible for the maintenance of Open Space and Amenities in Wades Grove Subdivision Section 3B including Lots 300-388 as shown on this Plat.
2. The Developer of Wades Grove Subdivision Section 3B will be required to install Street Lights and Street Signs in Section 3B in Accordance with the City of Spring Hill Subdivision Regulations.
3. SEE SPECIAL FLOOD NOTE ADJACENT TO TITLE BLOCK OF THIS DRAWING.

   A portion of this section lies in the flood plain, however, at his we show the designated 100 year flood elevations for Flood Insurance Map 47187C0345F Revised September 29, 2006.
4. The Detention Basin located within lot 388 Open Space shall be maintained by the Wades Grove Homeowners Association.
5. SIDEWALKS: FIVE FOOT WIDE (5') CONCRETE SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF EACH STREET.



LOT	AREA (sf)	ACRES	ADDRESS
160	8117	0.18	3088 Longview Ln/4009 Gentle Ct
161	7884	0.18	4045 Gentle Court
162	7886	0.18	4041 Gentle Court
163	7886	0.18	4037 Gentle Court
164	12184	0.28	4033 Gentle Court
165	14149	0.34	4029 Gentle Court
166	12246	0.28	4025 Gentle Court
167	12181	0.28	4021 Gentle Court
168	10219	0.24	4017 Gentle Court
169	9282	0.22	4013 Gentle Court
170	8113	0.19	3033 Longview Ln/4004 Gentle Ct
171	8482	0.20	3041 Longview Lane
172	7959	0.17	3045 Longview Lane
173	7959	0.17	3049 Longview Lane
174	7266	0.17	3053 Longview Lane
175	7266	0.17	3057 Longview Lane
176	8572	0.20	3061 Longview Ln/4000 Gentle Ct
177	8881	0.20	3063 Dolomite Court
178	8881	0.20	3061 Dolomite Court
179	10646	0.24	3059 Dolomite Court
180	11724	0.27	3055 Dolomite Court
181	8881	0.20	3051 Dolomite Court
182	8881	0.20	3047 Dolomite Court
183	9798	0.23	3043 Dolomite Court
184	8281	0.19	3039 Dolomite Court
185	8887	0.21	3035 Dolomite Court
186	8834	0.21	3031 Dolomite Court
187	8872	0.21	3027 Dolomite Court
188	8276	0.19	3023 Dolomite Court
189	7266	0.17	3019 Dolomite Court
190	9040	0.20	3015 Longview Ln/3003 Dolomite Ct
191	61348	1.41	OPEN SPACE
192	43560	1.00	OPEN SPACE
Total = Sample at sf 11.96 acres			



Line	Bearing	Distance
L1	N25°47'W	71.94'
L2	N25°47'30"W	41.86'
L3	N15°00'00"W	72.35'
L4	N14°00'10"W	52.46'
L5	N32°00'19"E	18.75'

Curve	Radius	Arc	Chord	Chord Bearing	Delta
C1	300.00'	8.47'	8.47'	N84°14'19"E	1°37'14"
C2	300.00'	8.47'	8.47'	N82°37'06"E	1°37'14"
C3	300.00'	8.47'	8.47'	N81°00'52"E	1°37'14"
C4	300.00'	8.47'	8.47'	N79°24'38"E	1°37'14"
C5	300.00'	8.47'	8.47'	N77°48'24"E	1°37'14"
C6	300.00'	8.47'	8.47'	N76°12'10"E	1°37'14"
C7	300.00'	8.47'	8.47'	N74°35'56"E	1°37'14"
C8	300.00'	8.47'	8.47'	N72°59'42"E	1°37'14"
C9	300.00'	8.47'	8.47'	N71°23'28"E	1°37'14"
C10	300.00'	8.47'	8.47'	N69°47'14"E	1°37'14"
C11	300.00'	8.47'	8.47'	N68°10'59"E	1°37'14"
C12	300.00'	8.47'	8.47'	N66°34'45"E	1°37'14"
C13	300.00'	8.47'	8.47'	N64°58'31"E	1°37'14"
C14	300.00'	8.47'	8.47'	N63°22'17"E	1°37'14"
C15	300.00'	8.47'	8.47'	N61°46'03"E	1°37'14"
C16	300.00'	8.47'	8.47'	N60°09'49"E	1°37'14"
C17	300.00'	8.47'	8.47'	N58°33'35"E	1°37'14"
C18	300.00'	8.47'	8.47'	N56°57'21"E	1°37'14"
C19	300.00'	8.47'	8.47'	N55°21'07"E	1°37'14"
C20	300.00'	8.47'	8.47'	N53°44'53"E	1°37'14"
C21	300.00'	8.47'	8.47'	N52°08'39"E	1°37'14"
C22	300.00'	8.47'	8.47'	N50°32'25"E	1°37'14"
C23	300.00'	8.47'	8.47'	N48°56'11"E	1°37'14"
C24	300.00'	8.47'	8.47'	N47°19'57"E	1°37'14"
C25	300.00'	8.47'	8.47'	N45°43'43"E	1°37'14"
C26	300.00'	8.47'	8.47'	N44°07'29"E	1°37'14"
C27	300.00'	8.47'	8.47'	N42°31'15"E	1°37'14"
C28	300.00'	8.47'	8.47'	N40°55'01"E	1°37'14"
C29	300.00'	8.47'	8.47'	N39°18'47"E	1°37'14"
C30	300.00'	8.47'	8.47'	N37°42'33"E	1°37'14"
C31	300.00'	8.47'	8.47'	N36°06'19"E	1°37'14"
C32	300.00'	8.47'	8.47'	N34°30'05"E	1°37'14"
C33	300.00'	8.47'	8.47'	N32°53'51"E	1°37'14"
C34	300.00'	8.47'	8.47'	N31°17'37"E	1°37'14"
C35	300.00'	8.47'	8.47'	N29°41'23"E	1°37'14"
C36	300.00'	8.47'	8.47'	N28°05'09"E	1°37'14"
C37	300.00'	8.47'	8.47'	N26°28'55"E	1°37'14"
C38	300.00'	8.47'	8.47'	N24°52'41"E	1°37'14"
C39	300.00'	8.47'	8.47'	N23°16'27"E	1°37'14"
C40	300.00'	8.47'	8.47'	N21°40'13"E	1°37'14"
C41	300.00'	8.47'	8.47'	N20°03'59"E	1°37'14"
C42	300.00'	8.47'	8.47'	N18°27'45"E	1°37'14"
C43	300.00'	8.47'	8.47'	N16°51'31"E	1°37'14"
C44	300.00'	8.47'	8.47'	N15°15'17"E	1°37'14"
C45	300.00'	8.47'	8.47'	N13°39'03"E	1°37'14"
C46	300.00'	8.47'	8.47'	N12°02'49"E	1°37'14"
C47	300.00'	8.47'	8.47'	N10°26'35"E	1°37'14"
C48	300.00'	8.47'	8.47'	N8°50'21"E	1°37'14"
C49	300.00'	8.47'	8.47'	N7°14'07"E	1°37'14"
C50	300.00'	8.47'	8.47'	N5°37'53"E	1°37'14"
C51	300.00'	8.47'	8.47'	N4°01'39"E	1°37'14"
C52	300.00'	8.47'	8.47'	N2°25'25"E	1°37'14"
C53	300.00'	8.47'	8.47'	N0°49'11"E	1°37'14"
C54	300.00'	8.47'	8.47'	N0°49'11"W	1°37'14"
C55	300.00'	8.47'	8.47'	N2°25'25"W	1°37'14"
C56	300.00'	8.47'	8.47'	N4°01'39"W	1°37'14"
C57	300.00'	8.47'	8.47'	N5°37'53"W	1°37'14"
C58	300.00'	8.47'	8.47'	N7°14'07"W	1°37'14"
C59	300.00'	8.47'	8.47'	N8°50'21"W	1°37'14"
C60	300.00'	8.47'	8.47'	N10°26'35"W	1°37'14"
C61	300.00'	8.47'	8.47'	N12°02'49"W	1°37'14"
C62	300.00'	8.47'	8.47'	N13°39'03"W	1°37'14"
C63	300.00'	8.47'	8.47'	N15°15'17"W	1°37'14"
C64	300.00'	8.47'	8.47'	N16°51'31"W	1°37'14"
C65	300.00'	8.47'	8.47'	N18°27'45"W	1°37'14"
C66	300.00'	8.47'	8.47'	N20°03'59"W	1°37'14"
C67	300.00'	8.47'	8.47'	N21°40'13"W	1°37'14"
C68	300.00'	8.47'	8.47'	N23°16'27"W	1°37'14"
C69	300.00'	8.47'	8.47'	N24°52'41"W	1°37'14"
C70	300.00'	8.47'	8.47'	N26°28'55"W	1°37'14"
C71	300.00'	8.47'	8.47'	N28°05'09"W	1°37'14"
C72	300.00'	8.47'	8.47'	N29°41'23"W	1°37'14"
C73	300.00'	8.47'	8.47'	N31°17'37"W	1°37'14"
C74	300.00'	8.47'	8.47'	N32°53'51"W	1°37'14"
C75	300.00'	8.47'	8.47'	N34°30'05"W	1°37'14"
C76	300.00'	8.47'	8.47'	N36°06'19"W	1°37'14"
C77	300.00'	8.47'	8.47'	N37°42'33"W	1°37'14"
C78	300.00'	8.47'	8.47'	N39°18'47"W	1°37'14"
C79	300.00'	8.47'	8.47'	N40°55'01"W	1°37'14"
C80	300.00'	8.47'	8.47'	N42°31'15"W	1°37'14"
C81	300.00'	8.47'	8.47'	N44°07'29"W	1°37'14"
C82	300.00'	8.47'	8.47'	N45°43'43"W	1°37'14"
C83	300.00'	8.47'	8.47'	N47°19'57"W	1°37'14"
C84	300.00'	8.47'	8.47'	N48°56'11"W	1°37'14"
C85	300.00'	8.47'	8.47'	N50°32'25"W	1°37'14"
C86	300.00'	8.47'	8.47'	N52°08'39"W	1°37'14"
C87	300.00'	8.47'	8.47'	N53°44'53"W	1°37'14"
C88	300.00'	8.47'	8.47'	N55°21'07"W	1°37'14"
C89	300.00'	8.47'	8.47'	N56°57'21"W	1°37'14"
C90	300.00'	8.47'	8.47'	N58°33'35"W	1°37'14"
C91	300.00'	8.47'	8.47'	N60°09'49"W	1°37'14"
C92	300.00'	8.47'	8.47'	N61°46'03"W	1°37'14"
C93	300.00'	8.47'	8.47'	N63°22'17"W	1°37'14"
C94	300.00'	8.47'	8.47'	N64°58'31"W	1°37'14"
C95	300.00'	8.47'	8.47'	N66°34'45"W	1°37'14"
C96	300.00'	8.47'	8.47'	N68°10'59"W	1°37'14"
C97	300.00'	8.47'	8.47'	N69°47'14"W	1°37'14"
C98	300.00'	8.47'	8.47'	N71°23'28"W	1°37'14"
C99	300.00'	8.47'	8.47'	N72°59'42"W	1°37'14"
C100	300.00'	8.47'	8.47'	N74°35'56"W	1°37'14"
C101	300.00'	8.47'	8.47'	N76°12'10"W	1°37'14"
C102	300.00'	8.47'	8.47'	N77°48'24"W	1°37'14"
C103	300.00'	8.47'	8.47'	N79°24'38"W	1°37'14"
C104	300.00'	8.47'	8.47'	N81°00'52"W	1°37'14"
C105	300.00'	8.47'	8.47'	N82°37'06"W	1°37'14"
C106	300.00'	8.47'	8.47'	N84°14'19"W	1°37'14"

LEGEND

IRON PIN
CONCRETE MONUMENT
8" WATER MAIN
FIRE HYDRANT
8" SEWER LINE
DRAINAGE STRUCTURE
LOT NUMBER 12
8' PUBLIC UTILITY & DRAINAGE EASEMENT
10' PUBLIC UTILITY & DRAINAGE EASEMENT

Line	Bearing	Distance
L1	N25°47'W	71.94'
L2	N25°47'30"W	41.86'
L3	N15°00'00"W	72.35'
L4	N14°00'10"W	52.46'
L5	N32°00'19"E	18.75'

DRAINAGE PIPE CHART	
Lot, Number	Pipe Size
172/173	18" RCP
174/175	30" RCP
164/165	29.5" x 18" RCP

LOT NO.	MINIMUM CENTRAL GROUND ELEV.	MINIMUM LOWEST FLOOR ELEVATION	EXISTING 100 YEAR FLOOD ELEVATION
172	712.00	715.00	708.0
173	712.00	715.00	708.0
174	712.00	715.00	708.0
175	712.00	715.00	708.0
176	712.00	715.00	708.0
177	712.00	715.00	708.0
178	712.00	715.00	708.0
179	712.00	715.00	708.0
180	712.00	715.00	708.0

BUILDING SETBACK REQUIREMENTS

Minimum Lot Size	= 7,000 sf
Minimum Side Setback (Adjacent Lot)	= 5 feet
Minimum Spacing Between Structures	= 15 feet
Minimum Setback From Street R/W	= 20 feet
Minimum Rear Yard	= 30 feet

CERTIFICATE OF APPROVAL OF SUBDIVISION NAMES AND STREET NAMES

SUBDIVISION AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY COMMUNICATION

WILLIAMSON COUNTY EMERGENCY COMMUNICATION 9-4-07 DATE

P48/76

09/05/2007-08:45:03 AM

07041873

PLAT BOOK : 48
PAGE : 76

FEE: 15.00
RECORDING: 15.00
TOTAL: 30.00

NAMIE WADE

FS77

SPECIAL FLOOD NOTE

1. FLOOD ELEVATIONS ARE FROM REVISED FEMA FIRM PROVIDED BY NAZIR SALMAN ON 11/08/2006
2. COPY OF MAP AVAILABLE IN THE WILLIAMSON CO. ENGINEERING DEPT. WORKS OF 12/14/2006. FIRM PANEL 345 OF 450, MAP NUMBER 47187C0345F, EFFECTIVE SEPTEMBER 29, 2006.

CURRENT ZONING: R-2 (PUD)

CITY OF SPRING HILL MUNICIPAL PLANNING COMMISSION
STATE OF TENNESSEE, WILLIAMSON COUNTY
FINAL PLAT OF SECTIONS 3-B

WADE'S GROVE

TOTAL ACRES = 11.96 ac	NEW BUILDING LOTS = 30
MILES NEW ROADS = 0.33	MILES NEW ROADS = 0.66 ac
OWNER/DEVELOPER: John Wade Homes Inc. P.O. Box 38727 Franklin, TN 37065-0727 PH: 615-302-1162	CIVIL ENGINEER Brad SURVEYOR Shepherd & Associates, Inc. 450 Nolensville Ave Spring Hill, TN 37174 PH:(931)-486-9441
DATE: 8/28/2007	SCALE: 1" = 100'
PROPERTY MAP 96, PARCEL 5.01	SITE ON R-1243, PE 108

GRAPHIC SCALE 1" = 100'
0 100 200 300

City of Spring Hill

Planning Commission

DATE: May 18, 2016

REQUEST: Recommend acceptance and dedication of road rights-of-way and public improvements for Wade's Grove Section 4

SUBMITTED BY: Thomas S. Wolf, City Engineer TSW

OVERVIEW:

- A bond was never established for Section 4, per Chris Brooks (Codes Director).
- Binder was put on road in June 2007; road was final topped in July 2014.
- All certificates of satisfaction have been signed off on from inspectors.

PC ACTION REQUESTED:

- Approve PC Resolution 16-44 to recommend to BOMA to accept the road rights-of-way and public improvements for Wade's Grove Section 4

RESOLUTION 16-44 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 WADE'S GROVE SECTION 4

WHEREAS, John Maher Builders, Inc. has a recorded Final Plat for Wade's Grove Section 4 in Williamson County Plat Book P48, Page 16; 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 Improvements within Wade's Grove Section 4 as shown on the recorded plat is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 13th day of June, 2016.

_____
Paul Downing, Chairman

_____
Dara Sanders, Secretary

CERTIFICATE OF SATISFACTORY COMPLETION

February 25, 2016

John Maher Builders

Wades Grove

Phase 3A, 3B, 4,5A, 5B

Development Name: John Maher

Phase or Section of Construction: Wades Grove Phase 3A, 3B, 4,5A, 5B

Public Improvements: Curbs, Side Walks, Signs Street Lights, Final Topping on streets

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

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

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

City of Spring Hill Utility Inspector (signature)

Chris Crumley

Printed name:

Approved By:

Jeff Foster, Director of Public Works

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

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

CERTIFICATE OF SATISFACTORY COMPLETION

February 25, 2016

John Maher Builders

Wades Grove

Phase 3A, 3B, 4,5A, 5B

Development Name: John Maher

Phase or Section of Construction: Wades Grove Phase 3A, 3B, 4,5A, 5B

Public Improvements: Curbs, Street sign, Storm Water, Water, Sewer Collection

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

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

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

City of Spring Hill Utility Inspector (signature)

Chris Crumley

Printed name:

Approved By:

Jeff Foster, Director of Public Works

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

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

LOT NUM	BEARING	DISTANCE	NAMEPLATE
201	[illegible]	0.17	[illegible]
202	[illegible]	0.20	[illegible]
203	[illegible]	0.17	[illegible]
204	[illegible]	0.17	[illegible]
205	[illegible]	0.40	[illegible]
206	[illegible]	0.20	[illegible]
207	[illegible]	0.17	[illegible]
208	[illegible]	0.17	[illegible]
209	[illegible]	0.17	[illegible]
210	[illegible]	0.17	[illegible]

City of Spring Hill

Planning Commission

DATE: May 19, 2016

REQUEST: Release the maintenance bond for Cherry Grove Addition Phase 4 Section 2

SUBMITTED BY: Thomas S. Wolf, City Engineer TSW

OVERVIEW:

- A maintenance bond was established 02/2015.
- BOMA resolution 15-14 was passed to accept the road rights-of-way and public improvements as recommended by the Planning Commission.
- Binder was put down in 10/2011; road was final topped in 01/2015.
- All certificate of satisfactions have been signed off on from inspectors.

PC ACTION REQUESTED:

- Approve PC Resolution 16-48 to release the maintenance bond in the amount of $7,800 for Cherry Grove Addition Phase 4 Section 2

RESOLUTION 16-48 OF THE PLANNING COMMISSION OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR CHERRY GROVE ADDITION PHASE 4 SECTION 2

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

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

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

WHEREAS, release of said Maintenance Bond is recommended as the Board of Mayor and Alderman has previously approved Resolution 15--14 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 Cherry Grove Addition Phase 4 Section 2 in the amount of $7,800.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Cherry Grove Addition Phase 4 Section 2 in the amount of **$7,800.00** is hereby approved

Passed and adopted this 13th day of June, 2016

_____
Paul Downing, Chairman

_____
Dara Sanders, Secretary

RESOLUTION 15-14

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 4 SECTION 2 & 3

WHEREAS, Developer Donnie Cameron has a recorded Final Plat for Cherry Grove Addition Phase 4 Section 2 & 3 in Williamson County Plat Book P54, Page 137 & Plat Book P56 Page 84; and

WHEREAS, said Plat show public rights-of-way proposed for dedication to the City of Spring Hill; and

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

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

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

WHEREAS, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way be accepted and the same become a part of the public street system of the City of Spring Hill; and

NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way within Cherry Grove Addition Phase 4 Section 2 & 3 as shown on the recorded plat is hereby approved.

Passed and adopted this 16th day of March, 2015.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

CERTIFICATE OF SATISFACTORY COMPLETION

February 10, 2016

Donnie Cameron

Cherry Grove Addition

Phase 4 Sec 2&3

Development Name: Donnie Cameron

Phase or Section of Construction: Cherry Grove Addition Phase 4 Section 2 & 3

Public Improvements: Sidewalks, Street Lights, Street Signs, Curbs 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

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

April 1, 2016

Donnie Cameron

Cherry Grove Addition

Phase 4 Sec 2

Development Name: Donnie Cameron

Phase or Section of Construction: Cherry Grove Addition Phase 4 Sec 2

Public Improvements: Binder, Streets Sign, Water, Street Lights, Storm Water, Sewer Collection

---

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

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NOTES

1. PROPERTY MAP 166, P/O PARCEL 1
ON CPA. DISTRICT, WILLIAMSON COUNTY

2. OWNER/SUBDIVIDER
DON R. CAMERON III
2000 FOUNTAIN AVENUE
FRANKLIN, TN 37064

3. PLANNER/SURVEYOR
ANDERSON, DELK, EPPS & ASSOC. INC.
[illegible]
NASHVILLE, TENNESSEE 37215
[illegible]

4. EXISTING ZONING: RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD)

5. PROPERTY IS LOCATED IN ZONE X (AREA OF MINIMAL FLOODING) PER F.E.M.A. MAP NO. 470206-0010C, EFFECTIVE DATE APRIL 16, 2007.

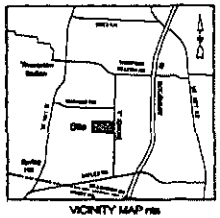
6. EACH LOT WILL HAVE A PUBLIC UTILITY AND DRAINAGE EASEMENT, 10 FEET IN WIDTH ALONG THE FRONT AND REAR LOT LINES AND 5 FEET ALONG EACH SIDE LOT LINE, UNLESS AN EASEMENT OF GREATER WIDTH IS SHOWN HEREON OR DETAIL "A".

7. ALL PROPERTY AND LOT CORNERS SHOWN HEREON ARE MONUMENTED WITH IRON PIPE 5/8" DIAMETER REBAR WITH CAP, SET THIS SURVEY, UNLESS OTHERWISE NOTED.

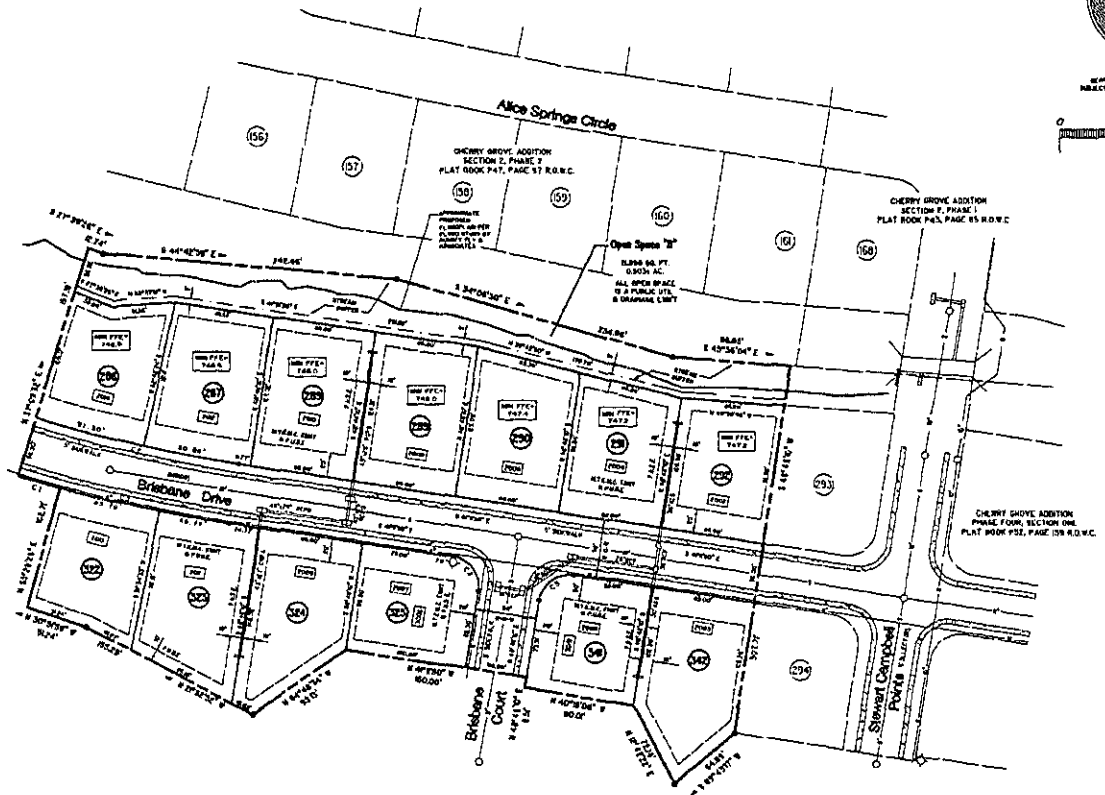
8. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS OF AN ACCURATE TITLE SEARCH NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.

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

10. MAINTENANCE OF OPEN SPACE AREAS AND RETENTION BASINS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION.

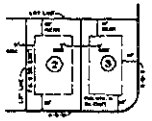


VICINITY MAP n.t.s

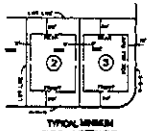


BEARINGS BASED ON PREVIOUS SURVEY OF SUBJECT PROPERTY BY SHAWER LAND SURVEYING DATED APRIL 4, 2006

0 50 100 150
feet



DETAIL "A"
TYPICAL EASEMENT CONFIGURATION



TYPICAL MINIMUM BUILDING SETBACKS

Legend

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

Lot Data

LOT NO.	LOT SQ. FT.	ACRES
156	[illegible]	0.272
157	[illegible]	0.242
158	[illegible]	0.242
159	[illegible]	0.242
160	[illegible]	0.242
161	[illegible]	0.242

City of Spring Hill

Planning Commission

DATE: May 19, 2016

REQUEST: Release the maintenance bond for Cherry Grove Addition Phase 4 Section 3

SUBMITTED BY: Thomas S. Wolf, City Engineer TSW

OVERVIEW:

- A maintenance bond was established 02/2015.
- BOMA resolution 15-14 was passed to accept the road rights-of-way and public improvements as recommended by the Planning Commission.
- Binder was put down in 10/2012; road was final topped in 01/2015.
- All certificate of satisfactions have been signed off on from inspectors.

PC ACTION REQUESTED:

- Approve PC Resolution 16-49 to release the maintenance bond in the amount of $19,395 for Cherry Grove Addition Phase 4 Section 3

RESOLUTION 16-49 OF THE PLANNING COMMISSION OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR CHERRY GROVE ADDITION PHASE 4 SECTION 3

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

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

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

WHEREAS, release of said Maintenance Bond is recommended as the Board of Mayor and Alderman has previously approved Resolution 15--14 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 Cherry Grove Addition Phase 4 Section 3 in the amount of $19,395.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Cherry Grove Addition Phase 4 Section 3 in the amount of **$19,395.00** is hereby approved

Passed and adopted this 13th day of June, 2016

_____
Paul Downing, Chairman

_____
Dara Sanders, Secretary

RESOLUTION 15-14

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 4 SECTION 2 & 3

WHEREAS, Developer Donnie Cameron has a recorded Final Plat for Cherry Grove Addition Phase 4 Section 2 & 3 in Williamson County Plat Book P54, Page 137 & Plat Book P56 Page 84; and

WHEREAS, said Plat show public rights-of-way proposed for dedication to the City of Spring Hill; and

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

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

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

WHEREAS, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way be accepted and the same become a part of the public street system of the City of Spring Hill; and

NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way within Cherry Grove Addition Phase 4 Section 2 & 3 as shown on the recorded plat is hereby approved.

Passed and adopted this 16th day of March, 2015.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

CERTIFICATE OF SATISFACTORY COMPLETION

April 1, 2016

Donnie Cameron

Cherry Grove Addition

Phase 4 Sec 3

Development Name: Donnie Cameron

Phase or Section of Construction: Cherry Grove Addition Phase 4 Sec 3

Public Improvements: Binder, Streets Sign, Water, Street Lights, Storm Water, Sewer Collection

---

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.

Darrell Bryson

City of Spring Hill Utility Inspector (signature)

Darrell Bryson

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

Jan 12, 2015

Donnie Cameron

Cherry Grove Addition

Phase 4 Sec 2&3

Development Name: Donnie Cameron

Phase or Section of Construction: Cherry Grove Addition Phase 4 Section 2 & 3

Public Improvements: Sidewalks, Street Lights, Street Signs, Pavement

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.

Jackie Glenn

City of Spring Hill Utility Inspector (signature)

JACKIE GLENN

Printed name:

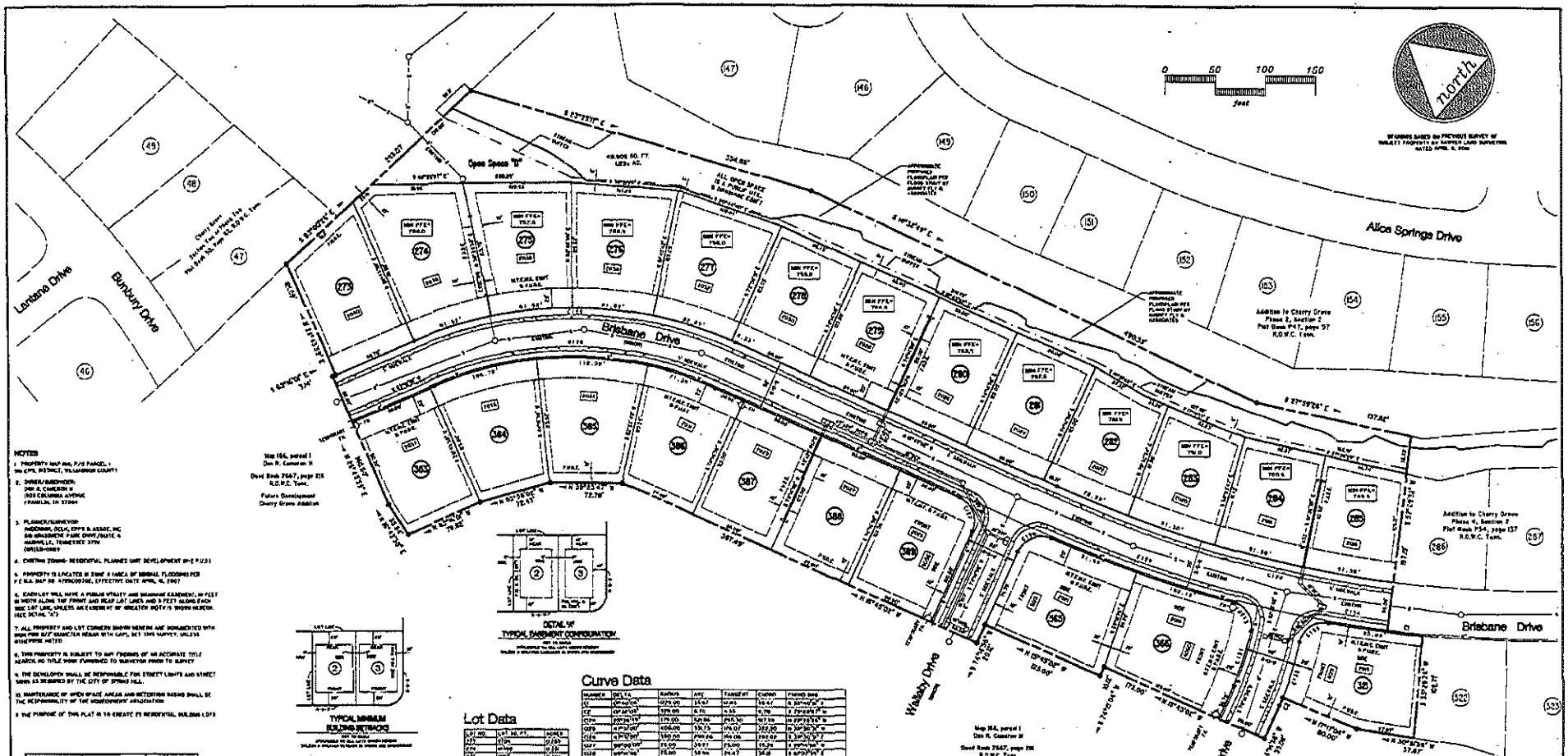
Approved By:

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



NOTES

1. PROPERTY MAP 164, P/O PARCEL 1
9TH CIVIL DISTRICT, WILLIAMSON COUNTY

2. OWNER/SUBDIVIDER:
DON R. CAMERON III
1003 COLUMBIA AVENUE
FRANKLIN, TN 37064

3. PLANNER/SURVEYOR:
RAGSDALE, GOLAY, EPPS & ASSOC. INC
240 MALLORY PARK DRIVE/SUITE A
FRANKLIN, TENNESSEE 37064
(615)218-0969

4. CURRENT ZONING: RESIDENTIAL PLANNED UNIT DEVELOPMENT (R-2 P.U.D.)

5. PROPERTY IS LOCATED IN ZONE X (AREA OF MINIMAL FLOODING) PER F.E.M.A. MAP NO 47187C0270E, EFFECTIVE DATE APRIL 16, 2007

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

7. ALL PROPERTY AND LOT CORNERS SHOWN HEREON ARE MONUMENTED WITH IRON PIPE 5/8" DIAMETER REBAR WITH CAPS, SET THIS SURVEY, UNLESS OTHERWISE NOTED

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

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

10. MAINTENANCE OF OPEN SPACE AREAS AND DETENTION BASINS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION

11. THE PURPOSE OF THIS PLAT IS TO CREATE 73 RESIDENTIAL BUILDING LOTS

CERTIFICATE OF COMMON AREAS DEDICATION

Don R. Cameron III, in recording this plat, has designated certain areas of land shown hereon as common areas intended for use by the homeowners within Cherry Grove Addition for recreation and related activities. The areas described above are not dedicated for use by the general public, but are dedicated for the common use of the homeowners within this general subdivision.

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

9-17-2012 — Don R. Cameron III
Date — Owner

CERTIFICATE OF APPROVAL OF ELECTRIC PROVIDER

"Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating procedures of MTEMC as defined in the rules and regulations, by-laws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, line planning guidelines and other requirements contained on the MTEMC website at www.mtemc.com (collectively the "requirements") the electric service will be provided until MTEMC's requirements have been met and approval is given by an authorized representative of MTEMC. Not approved to, of all lots, contingent upon continuing compliance with MTEMC's requirements.

Middle Tennessee Electric Membership Corporation — Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon as evidenced in Book No. 7567, page 215, 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 to be shown thereon are made for the purposes therein expressed.

DON R. CAMERON III — 9/17/2012
Owner(s) — Date
OWNER - DEVELOPER
Title

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

PHASE 4, SECTION 3, CHERRY GROVE ADDITION

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

Date: 10-23-12
Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM

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

PHASE 4, SECTION 3, CHERRY GROVE ADDITION

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

Date: 10/23/12
Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF SURVEY ACCURACY

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

9-5-12
Date
Registered Land Surveyor — No. 1660

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER 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 ensure completion of all required improvements in case of default.

Date: 10-23-12
Appropriate Governmental Representative

CERTIFICATE OF APPROVAL OF STREET NAMES

Street Names approved by Williamson County Emergency Communications.

9-17-12
Authorized Approving Agent — Date

CERTIFICATE OF APPROVAL FOR RECORDING

I Hereby Certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Spring Hill, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Williamson County Register.

Date 10-23-12
Secretary, City of Spring Hill Planning Commission

FINAL SUBDIVISION PLAT
CITY of SPRING HILL PLANNING COMMISSION

TOTAL ACRES 8.469 — TOTAL LOTS 73
ACRES ROADWAY 1.357 — ACRES OPEN SPACE .183
OWNER DON R. CAMERON III — ZONING RESIDENTIAL P.U.D. (R-2)
SURVEYOR RAGSDALE, GOLAY, EPPS & ASSOC. — DATE 9-5-12
SCALE: 1" = 50'

07-83

City of Spring Hill

Planning Commission

DATE: May 19, 2016

REQUEST: Release the maintenance bond for Autumn Ridge Phase 3 Section 2

SUBMITTED BY: Thomas S. Wolf, City Engineer TSW

OVERVIEW:

- A maintenance bond was established 07/2014.
- BOMA resolution 14-90 was passed to accept the road rights-of-way and public improvements as recommended by the Planning Commission.
- Binder was put down in 10/2009; road was final topped in 06/2014.
- All certificate of satisfactions have been signed off on from inspectors.

PC ACTION REQUESTED:

- Approve PC Resolution 16-50 to release the maintenance bond in the amount of $20,400 for Cherry Grove Addition Phase 4 Section 3

RESOLUTION 16-50 OF THE PLANNING COMMISSION OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR AUTUMN RIDGE PHASE 3 SECTION 2

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

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

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

WHEREAS, release of said Maintenance Bond is recommended as the Board of Mayor and Alderman has previously approved Resolution 14-90 for acceptance and dedication of road rights-of-way and public improvements for said development; and

WHEREAS, it is the recommendation of the City Engineer that the Maintenance Bond for The Reserve at Port Royal in the amount of $20,400.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Autumn Ridge Phase 3 Section 2 in the amount of **$20,400.00** is hereby approved

Passed and adopted this 13th day of June, 2016

_____
Paul Downing, Chairman

_____
Dara Sanders, Secretary

RESOLUTION 14-90

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVMENTS SHOWN ON THE EXISTING PLAT FOR AUTUMN RIDGE PHASE 3 SECTION 2

WHEREAS, Developer Donnie Cameron has a recorded Final Plat for Autumn Ridge Phase 3 Section 2 in Williamson County Plat Book P52, Page 96; and

WHEREAS, said Plat show public rights-of-way proposed for dedication to the City of Spring Hill; and

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

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

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

WHEREAS, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the road rights-of-way be accepted and the same become a part of the public street system of the City of Spring Hill; and

NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of road rights-of way within Autumn Ridge Phase 3 Section 2 as shown on the recorded plat is hereby approved.

Passed and adopted this 21th day of July, 2014.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

CERTIFICATE OF SATISFACTORY COMPLETION

June 6, 2014

Donnie Cameron

Autumn Ridge

Phase 3 Section2

Development Name: Donnie Cameron

Phase or Section of Construction: Autumn Ridge Phase 3 Section 2

Public Improvements: Sewer, Water, Storm Water, Sidewalks (0 lots remain), Street Lights, Street Signs

(There is a section of sidewalk and curbing that need to be repaired per walk thru.)

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.

Jackie Glenn

City of Spring Hill Utility Inspector (signature)

JACKIE Glenn

Printed name:

Approved By:

Jeff Foster 6-6-14

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

April 1, 2016

Donnie Cameron

Autumn Ridge Final Walk

Phase 3 Section 2

Development Name: Donnie Cameron

Phase or Section of Construction: Autumn Ridge Phase 3 Section 2

Public Improvements: Side Walks, Curbs, Storm Water, Street Sign, Water Distributions, Sewer Collection, Street Lights 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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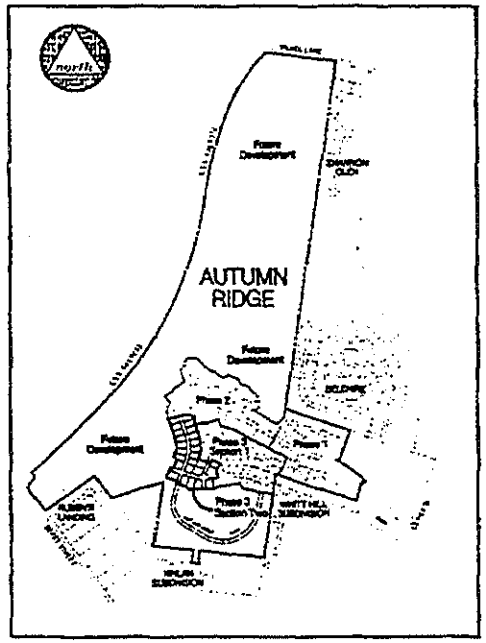
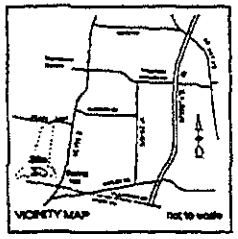
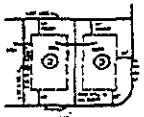


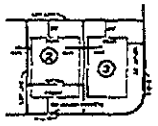
Site Index

not to scale



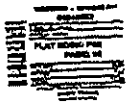


DESIGN "B"
TYPICAL EXCLUSIVE CORDUROY



TYPICAL MINIMUM
BUILDING SETBACKS

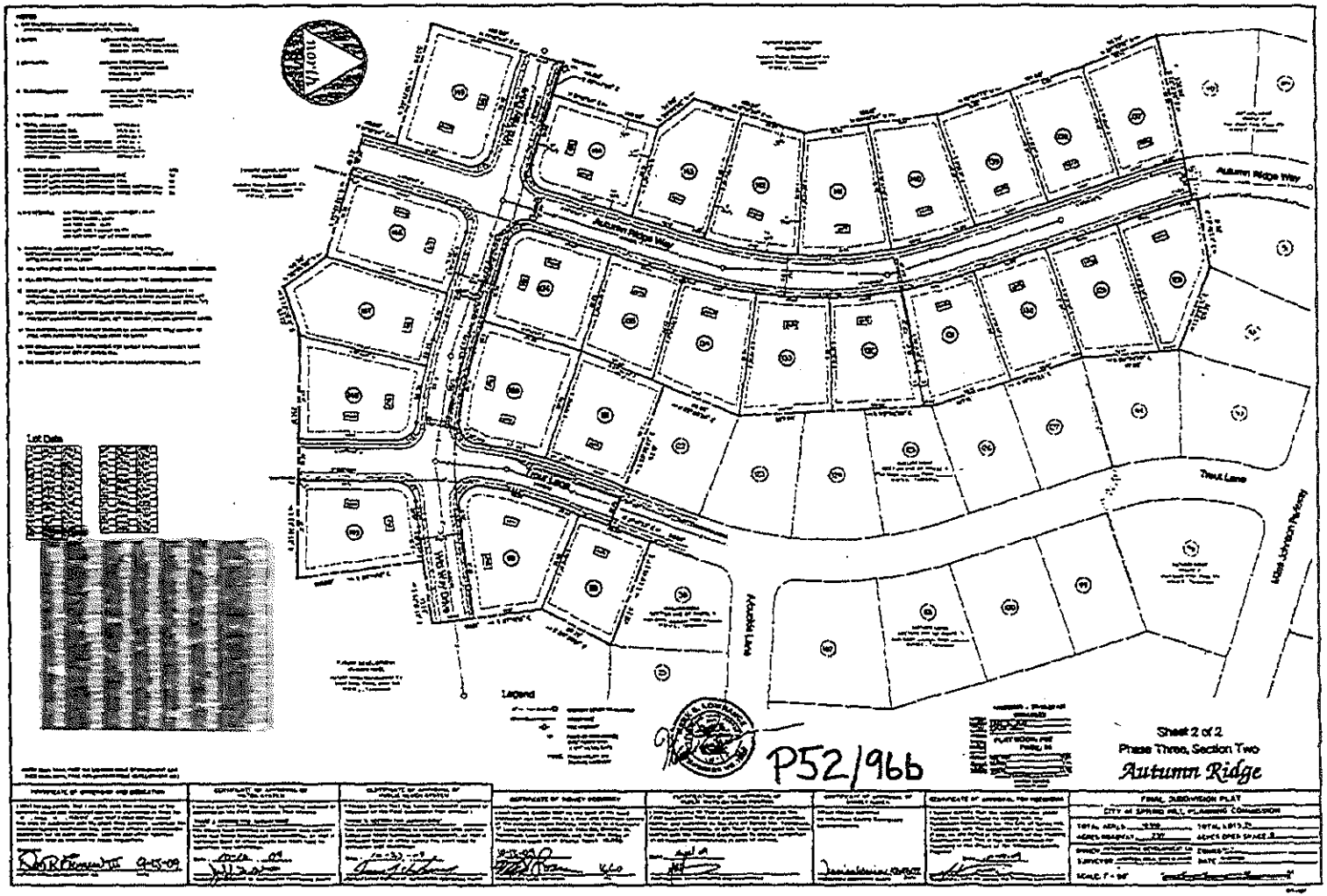
Legend



P52/96a

Sheet 1 of 2
Phase Three, Section Two
Autumn Ridge

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF APPROVAL OF WATER SYSTEM	CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM	CERTIFICATE OF SURVEY ACCURACY	CERTIFICATE OF THE APPROVAL OF PUBLIC STORM SEWER SYSTEM	CERTIFICATE OF APPROVAL OF STREET SIGNS	CERTIFICATE OF APPROVAL FOR RECORDING	FINAL SUBDIVISION PLAT
9-15-04							CITY OF SPRING HILL PLANNING COMMISSION


Autumn Ridge Way
Autumn Ridge Way
Trail Lane
Trail Lane
Legend
Lot Data
Sheet 2 of 2
Phase Three, Section Two
Autumn Ridge
P52/966
FINAL SUBDIVISION PLAT
CITY of SPRING HILL PLANNING COMMISSION

City of Spring Hill
Planning Commission

DATE: May 19, 2016

REQUEST: Release the maintenance bond for Meadowbrook Phase 2 Section 1

SUBMITTED BY: Thomas S. Wolf, City Engineer TSW

OVERVIEW:

- A maintenance bond was established 01/2015.
- BOMA resolution 15-71 was passed to accept the road rights-of-way and public improvements as recommended by the Planning Commission.
- Binder was put down in 01/2007; road was final topped in 06/2015.
- All certificate of satisfactions have been signed off on from inspectors.

PC ACTION REQUESTED:

- Approve PC Resolution 16-51 to release the maintenance bond in the amount of $39,540 for Meadowbrook Phase 2 Section 1

RESOLUTION 16-51 OF THE PLANNING COMMISSION OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR MEADOWBROOK PHASE 2 SECTION 1

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

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

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

WHEREAS, release of said Maintenance Bond is recommended as the Board of Mayor and Alderman has previously approved Resolution 15-71 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 Meadowbrook Phase 2 Section 1 in the amount of $39,540.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Meadowbrook Phase 2 Section 1 in the amount of **$39,540.00** is hereby approved

Passed and adopted this 13th day of June, 2016

_____
Paul Downing, Chairman

_____
Dara Sanders, Secretary

RESOLUTION 15-71

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVMENTS SHOWN ON THE EXISTING PLAT FOR MEADOWBROOK PHASE 2 SECTION 1

WHEREAS, Developer Cornerstone Land Company has a recorded Final Plat for Meadowbrook Phase 2 Section 1 in Maury County Plat Book P17, Page 267; 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 thorough inspections of the road rights-of-way, the design intent has been achieved; and

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

WHEREAS, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way be accepted and the same become a part of the public street system of the City of Spring Hill; and

NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way within Meadowbrook Phase 2 Section 1 as shown on the recorded plat is hereby approved.

Passed and adopted this 20th day of July, 2015.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

CERTIFICATE OF SATISFACTORY COMPLETION

July 23, 2014

Old South Properties

Meadow Brook

Phase 2 Section 1-2-3

Development Name: Old South Properties

Phase or Section of Construction: Meadow Brook Phase 2 1 section 2 section 3 section

Public Improvements: Sewer, Water, Storm Water, Sidewalks (0 lots remain), Street Lights, Street Signs

(Need to replace drainage pipe 2308 Longhunter Chase Dr.)

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

May 17, 2016

Cornerstone Land Development (Ole South Properties)

Meadowbrook

Phase 2 Section 1-2-3

Development Name: Meadowbrook

Phase or Section of Construction: Phase 2 Section 1-2-3

Public Improvements: Final Topping

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

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

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

City of Spring Hill Utility Inspector (signature)

Tyler Scroggins

Printed name:

Approved By:

Jeff Foster, Director of Public Works

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GRID NORTH

GRAPHIC SCALE

LONGHUNTER CHASE DRIVE
100' RIGHT OF WAY

LONGHUNTER CHASE DRIVE
60' RIGHT OF WAY

CERTIFICATE OF OWNERSHIP AND DEDICATION

8-17-

VICE PRESIDENT

CERTIFICATE OF SURVEY ACCURACY

8/1

CERTIFICATE OF APPROVAL OF WATER SYSTEM

8-11

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

8-17

SPRING HILL PLANNING COMMISSION APPROVAL

8-17

CERTIFICATE OF APPROVAL OF PUBLIC IMPROVEMENTS BOND POSTED

8-17

CERTIFICATE OF COMMON AREAS DEDICATION

8-17

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAMES AND STREET NAMES

8-1

PHASE LOCATION MAP

SITE VICINITY MAP

SITE

MEADOWBROOK
PHASE 2 SECTION 1

LOT AREAS

Lot	Square Feet	Acres	Lot	Square Feet	Acres
140	9,101	0.21	158	7,398	0.17
141	9,100	0.21	159	7,398	0.17
142	9,100	0.21	160	7,398	0.17
143	9,100	0.21

City of Spring Hill
Planning Commission

DATE: May 19, 2016

REQUEST: Release the maintenance bond for Meadowbrook Phase 2 Section 2

SUBMITTED BY: Thomas S. Wolf, City Engineer TSW

OVERVIEW:

- A maintenance bond was established 06/2015.
- BOMA resolution 15-72 was passed to accept the road rights-of-way and public improvements as recommended by the Planning Commission.
- Binder was put down in 09/2008; road was final topped in 06/2015.
- All certificate of satisfactions have been signed off on from inspectors.

PC ACTION REQUESTED:

- Approve PC Resolution 16-52 to release the maintenance bond in the amount of $84,600 for Meadowbrook Phase 2 Section 2

RESOLUTION 16-52 OF THE PLANNING COMMISSION OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR MEADOWBROOK PHASE 2 SECTION 2

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

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

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

WHEREAS, release of said Maintenance Bond is recommended as the Board of Mayor and Alderman has previously approved Resolution 15-72 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 Meadowbrook Phase 2 Section 2 in the amount of $84,600.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Meadowbrook Phase 2 Section 2 in the amount of **$84,600.00** is hereby approved

Passed and adopted this 13th day of June, 2016

_____
Paul Downing, Chairman

_____
Dara Sanders, Secretary

RESOLUTION 15-72

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVMENTS SHOWN ON THE EXISTING PLAT FOR MEADOWBROOK PHASE 2 SECTION 2

WHEREAS, Developer Cornerstone Land Company has a recorded Final Plat for Meadowbrook Phase 2 Section 2 in Maury County Plat Book P18, Page 166; 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 thorough inspections of the road rights-of-way, the design intent has been achieved; and

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

WHEREAS, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way be accepted and the same become a part of the public street system of the City of Spring Hill; and

NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way within Meadowbrook Phase 2 Section 2 as shown on the recorded plat is hereby approved.

Passed and adopted this 20th day of July, 2015.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

CERTIFICATE OF SATISFACTORY COMPLETION

July 23, 2014

Old South Properties

Meadow Brook

Phase 2 Section 1-2-3

Development Name: Old South Properties

Phase or Section of Construction: Meadow Brook Phase 2 1 section 2 section 3 section

Public Improvements: Sewer, Water, Storm Water, Sidewalks (0 lots remain), Street Lights, Street Signs

(Need to replace drainage pipe 2308 Longhunter Chase Dr.)

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

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CERTIFICATE OF SATISFACTORY COMPLETION

May 17, 2016

Cornerstone Land Development (Ole South Properties)

Meadowbrook

Phase 2 Section 1-2-3

Development Name: Meadowbrook

Phase or Section of Construction: Phase 2 Section 1-2-3

Public Improvements: Final Topping

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

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

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

City of Spring Hill Utility Inspector (signature)

Tyler Scroggins

Printed name:

Approved By:

Jeff Foster, Director of Public Works

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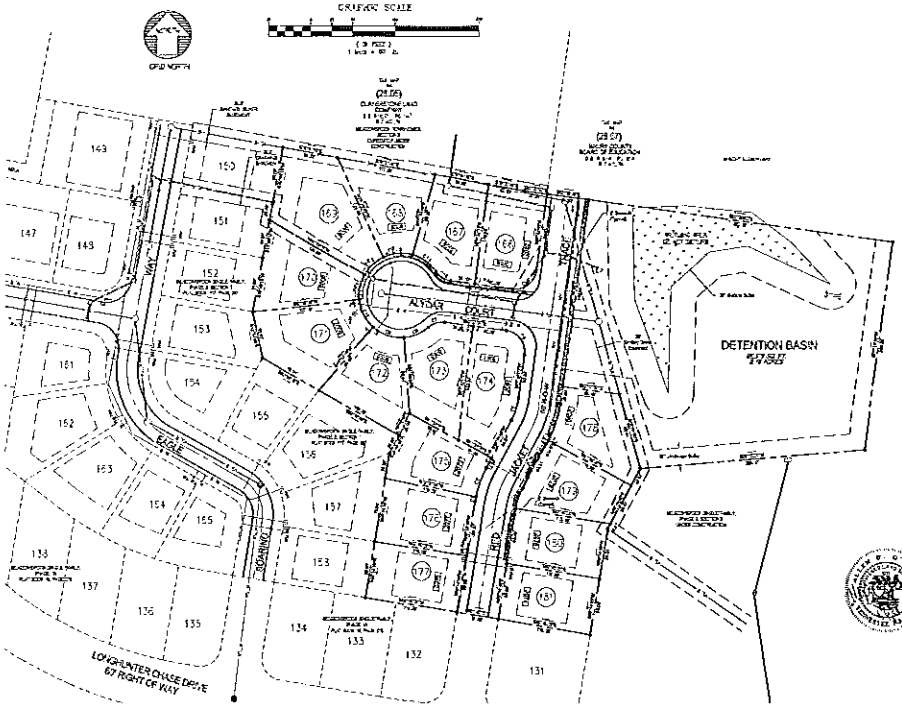


CERTIFICATE OF OWNERSHIP AND DEDICATION

CERTIFICATE OF SURVEY ACCURACY

CERTIFICATE OF APPROVAL OF WATER SYSTEM

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

9/22/08

SPRING HILL PLANNING COMMISSION APPROVAL

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

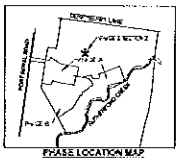
8-15-

CERTIFICATE OF COMMON AREAS DEDICATION

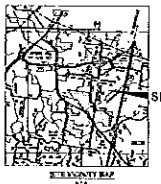
9/22/08

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAMES AND STREET NAMES

9/22/08



PHASE LOCATION MAP
N.T.S.



VICINITY MAP
N.T.S.

MEADOWBROOK
TYPICAL LOT LAYOUT

GENERAL NOTES:

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]

DEVELOPMENT SUMMARY

PHASE 2 SECTION 1
TOTAL AREA: [illegible] ACRES
TOTAL LOTS: [illegible]

**AMENITIES NOTE
100% OF THE AMENITIES SHALL BE INSTALLED BEFORE 50% OF THE LOTS IN PHASE 2 ARE COMPLETED

Purpose
The purpose of this plat is to create 16 individual single family horse sites.

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C13	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C16	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C17	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C18	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C19	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C20	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C21	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C22	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C23	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C24	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LOT AREAS

LOT #	SQUARE FOOT	ACRES
131	[illegible]	[illegible]
132	[illegible]	[illegible]
133	[illegible]	[illegible]
134	[illegible]	[illegible]
135	[illegible]	[illegible]

City of Spring Hill
Planning Commission

DATE: May 19, 2016

REQUEST: Release the maintenance bond for Meadowbrook Phase 2 Section 3

SUBMITTED BY: Thomas S. Wolf, City Engineer TSW

OVERVIEW:

- A maintenance bond was established 06/2015.
- BOMA resolution 15-73 was passed to accept the road rights-of-way and public improvements as recommended by the Planning Commission.
- Binder was put down in 02/2009; road was final topped in 06/2015.
- All certificate of satisfactions have been signed off on from inspectors.

PC ACTION REQUESTED:

- Approve PC Resolution 16-53 to release the maintenance bond in the amount of $71,100 for Meadowbrook Phase 2 Section 3

RESOLUTION 16-53 OF THE PLANNING COMMISSION OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR MEADOWBROOK PHASE 2 SECTION 3

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

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

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

WHEREAS, release of said Maintenance Bond is recommended as the Board of Mayor and Alderman has previously approved Resolution 15-73 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 Meadowbrook Phase 2 Section 3 in the amount of $71,100.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Meadowbrook Phase 2 Section 3 in the amount of **$71,100.00** is hereby approved

Passed and adopted this 13th day of June, 2016

_____
Paul Downing, Chairman

_____
Dara Sanders, Secretary

RESOLUTION 15-73

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVMENTS SHOWN ON THE EXISTING PLAT FOR MEADOWBROOK PHASE 2 SECTION 3

WHEREAS, Developer Cornerstone Land Company has a recorded Final Plat for Meadowbrook Phase 2 Section 3 in Maury County Plat Book P18, Page 271; 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 thorough inspections of the road rights-of-way, the design intent has been achieved; and

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

WHEREAS, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way be accepted and the same become a part of the public street system of the City of Spring Hill; and

NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way within Meadowbrook Phase 2 Section 3 as shown on the recorded plat is hereby approved.

Passed and adopted this 20th day of July, 2015.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

CERTIFICATE OF SATISFACTORY COMPLETION

July 23, 2014

Old South Properties

Meadow Brook

Phase 2 Section 1-2-3

Development Name: Old South Properties

Phase or Section of Construction: Meadow Brook Phase 2 1 section 2 section 3 section

Public Improvements: Sewer, Water, Storm Water, Sidewalks (0 lots remain), Street Lights, Street Signs

(Need to replace drainage pipe 2308 Longhunter Chase Dr.)

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

May 17, 2016

Cornerstone Land Development (Ole South Properties)

Meadowbrook

Phase 2 Section 1-2-3

Development Name: Meadowbrook

Phase or Section of Construction: Phase 2 Section 1-2-3

Public Improvements: Final Topping

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

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

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

City of Spring Hill Utility Inspector (signature)

Tyler Scroggins

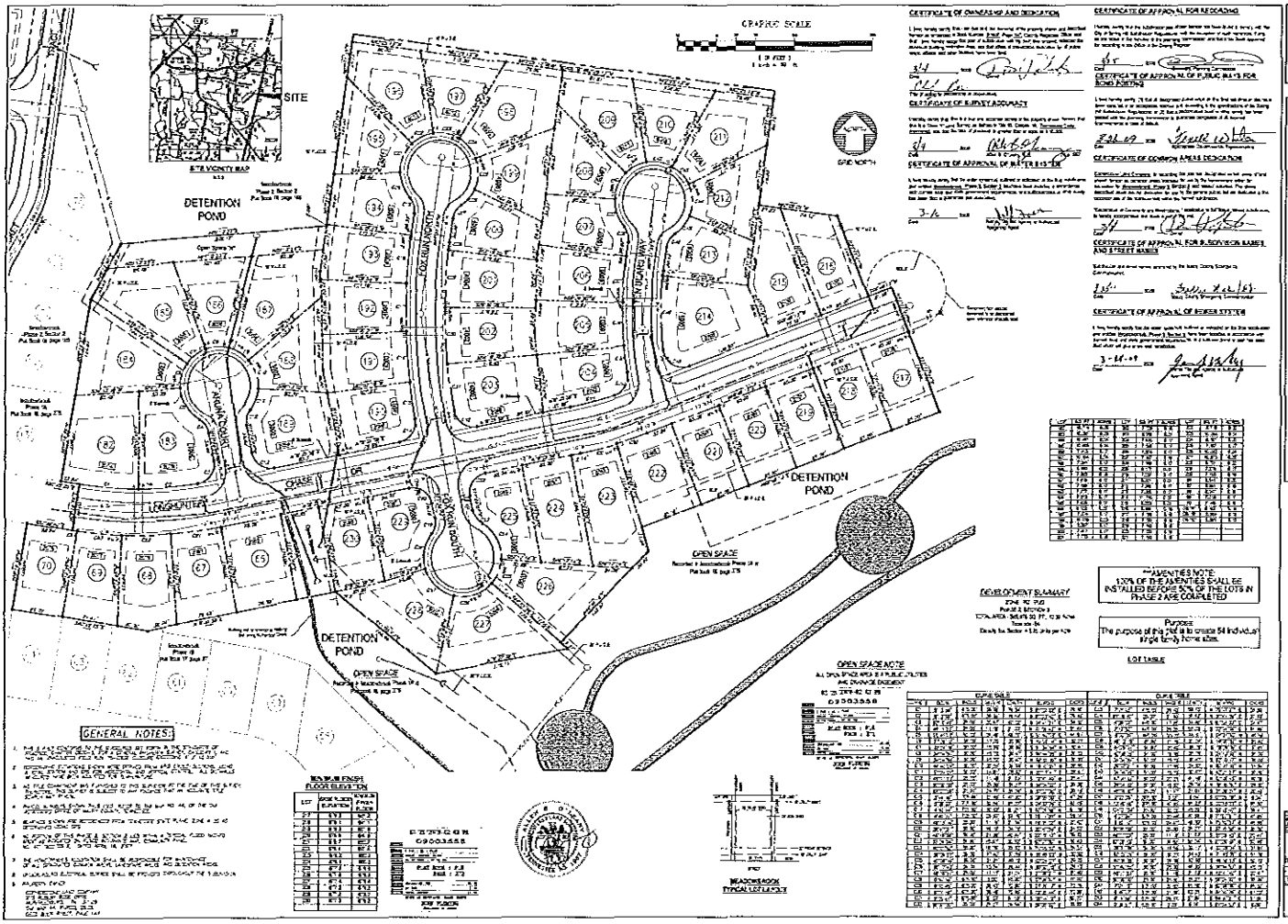
Printed name:

Approved By:

Jeff Foster, Director of Public Works

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

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


SITE
DETENTION POND
DETENTION POND
DETENTION POND
OPEN SPACE
OPEN SPACE
GENERAL NOTES:
DEVELOPMENT SUMMARY
OPEN SPACE NOTE
LOT TABLE
MEADOWBROOK
FINAL PLAT
PHASE 2, SECTION 3
A PORTION OF
CORNERSTONE LAND COMPANY
O'LEARY & ASSOCIATES
LAND SURVEYING
2538 Nashville Highway • Columbia, TN 38401 • (931) 489-2088
1 of 1

City of Spring Hill
Planning Commission

DATE: May 19, 2016

REQUEST: Establish a maintenance and a performance bond for Cherry Grove Addition Phase 5

SUBMITTED BY: Thomas S. Wolf, City Engineer TSW

OVERVIEW:

- Final plat was approved by the Planning Commission in March 2016.
- Developer has submitted application and corresponding documentation to establish a performance bond only.

PC ACTION REQUESTED:

- Approve PC Resolution 16-56 to establish a maintenance bond for Cherry Grove Addition Phase 5
- Approve PC Resolution 16-57 to establish a performance bond for Cherry Grove Addition Phase 5

RESOLUTION 16-56 OF THE PLANNING COMMISSION OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR CHERRY GROVE ADDITION PHASE 5

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 27 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 City Engineer that a Maintenance Bond be established for a minimum of twelve (12) months, in the amount of **$61,719.00**; 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 Cherry Grove Addition Phase 5 in the amount of **$61,719.00.**

Passed and adopted this 13th day of June, 2016.

_____
Paul Downing, Chairman

_____
Dara Sanders, Secretary

City of
SPRING HILL
TENNESSEE
est. 1809

Utility Information Sheet

Development___Cherry Grove Addition_____

Phase_5___ Section____ #of lots_27___

Cost to install Utility's (Maintenance Bond)

Sewer line____$64,400_____

Water line____$51,200_____

Storm Water__$46,600_____

Curbing_____$11,390_____

Binder_____$32,143_____

Total - $205,773

30% of total cost - $61,719

TOTAL BOND AMOUNT - $61,719

RESOLUTION 16-57 OF THE PLANNING COMMISSION OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR CHERRY GROVE ADDITION PHASE 5

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 27 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 ½ inches of hot mix asphalt; and

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

WHEREAS, it is the recommendation of the City Engineer that a Performance Bond be established in the amount of **$82,830.00**; 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 Cherry Grove Addition Phase 5 in the amount of **$82,830.00.**

Passed and adopted this 13th day of June, 2016

_____
Paul Downing, Chairman

_____
Dara Sanders, Secretary

City of
SPRING HILL
TENNESSEE
est. 1809

Utility Information Sheet

Development___Cherry Grove Addition_____

Phase__5__ #of lots_27___

Cost to install Utility's (Performance Bond)

Signage_____$2,000_____

Street Lights___$5,600_____

Sidewalks ____$38,000_____

Final Paving

Road linear feet__1,685'_____

Road width _____24'_____

Final Paving cost__$29,700_____

Total - $75,300

+ 10% amount - $7,530

TOTAL BOND AMOUNT - $82,830

City of Spring Hill
199 Town Center Parkway
P.O. Box 789
Spring Hill, TN 37174
Phone: 931.486.2252 ext. 214
Fax: 931.486.3596

For additional information, send inquiries to:
Chris Brooks (cbrooks@springhilltn.org)

APPLICATION FOR SURETY

PROJECT NAME: Cherry Grove Addition PHASE: 5 SECTION: _____
OF LOTS APPROVED: 27 # OF LOTS REMAINING: _____

SURETY TYPE: ____ MAINTENANCE X PERFORMANCE ____ RESTORATION

POSTED WITH: X LETTER OF CREDIT ____ PERFORMANCE BOND ____ CASH

SURETY AMOUNT: $ 78,360 EXPIRATION DATE: _____
AUTOMATIC RENEWAL CLAUSE INCLUDED WITH SURETY: Y / N

PURPOSE OF SURETY: to Establish a New Surety

NAME OF FINANCIAL INSTITUTION: Simmons Bank SURETY #: _____
CONTACT PERSON: Charles Gore EMAIL: Charles.gore@SimmonsFirst.com
ADDRESS: 1203 Murfreesboro Rd CITY, STATE, ZIP: Franklin Tn 37064
PHONE NUMBER: 615-472-2703 FAX NUMBER: _____

NAME OF OWNER/DEVELOPER OR REPRESENTATIVE: Don Cameron
ADDRESS: 1503 Columbia Ave CITY, STATE, ZIP: Franklin Tn 37064
PHONE NUMBER: 615-791-0093 FAX NUMBER: _____
EMAIL: haylesa@MSN.com

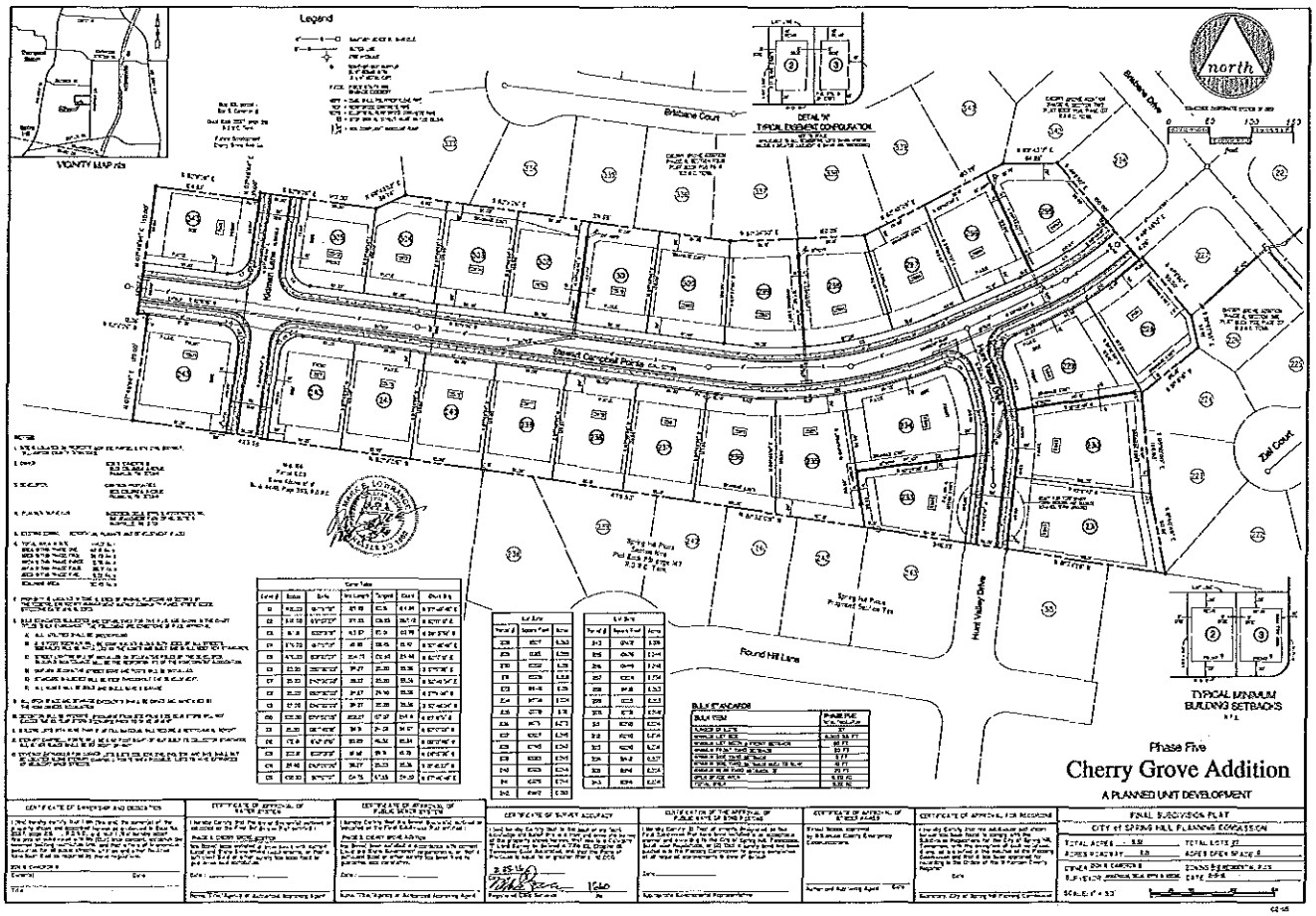
ACTION REQUEST

I (WE) REQUEST THAT THE FOLLOWING ACTION BE TAKEN:

X ESTABLISH NEW SURETY
____ REQUEST FINAL INSPECTION AND RELEASE OF SURETY
____ REQUEST REDUCTION OF SURETY AMOUNT
____ REQUEST EXTENSION OF SURETY FOR (1) YEAR
(PLEASE PROVIDE PROOF OF DIFFICULTY BELOW)

EXPLANATION FOR PROOF OF DIFFICULTY: To Est. a New Surety
Water, Sewer, Storm, Topping

Don R Cameron, III 2.22.16
Applicant Signature / Date


Legend
VICINITY MAP n.t.s
Brisbane Court
DETAIL "A"
TYPICAL EASEMENT CONFIGURATION
north
Hunt Valley Drive
Round Hill Lane
Zell Court
TYPICAL MINIMUM BUILDING SETBACKS
Phase Five
Cherry Grove Addition
A PLANNED UNIT DEVELOPMENT
FINAL SUBDIVISION PLAT
CITY OF SPRING HILL PLANNING COMMISSION

Cherry Grove Addition

as of 05/20/16

City of Spring Hill

Planning Commission

DATE: May 19, 2016

REQUEST: Establish a performance bond for Southern Springs Phase 1 & 2

SUBMITTED BY: Thomas S. Wolf, City Engineer TSW

OVERVIEW:

- Final plat is on the June agenda for approval.
- Developer has submitted application and corresponding documentation to establish a performance bond only.
- Financial institute will be determined by Pulte's corporate office once the resolution has been passed to establish the bond amount.

PC ACTION REQUESTED:

- Approve PC Resolution 16-58 to establish a performance bond for Southern Springs Phase 1 and 2

RESOLUTION 16-58 OF THE PLANNING COMMISSION OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR SOUTHERN SPRINGS PHASE 1 AND PHASE 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 198 lots; and

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

> ***Water, Sewer, Storm Water Drainage and Basins, Streets and Curbs, Sidewalks, Street Lights, Street Signs, Landscaping, Kedron Road widening, (1) Traffic Signal and Final topping to all streets with 1 ½ inches of hot mix asphalt; and***

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

WHEREAS, it is the recommendation of the City Engineer that a Performance Bond be established in the amount of **$8,723,005.00**; 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 Southern Springs Phase 1 and Phase 1 in the amount of **$8,723,005.00.**

Passed and adopted this 13th day of June, 2016

_____
Paul Downing, Chairman

_____
Dara Sanders, Secretary

City of
SPRING HILL
TENNESSEE
est. 1809

Utility Information Sheet

Development____Southern Springs_____

Phase_1 & 2__ # of lots_198__

Cost to install Utilities and Infrastructure (Performance Bond)

Sewer line____$1,650,814_____

Water line____$ 712,052_____

Storm Water__$2,033,592_____

Curbing_____$ 334,189_____

Binder_____$1,732,666_____ (includes Kedron Rd widening)

Signage_____$ 92,000_____

Street Lights__$ 140,700_____

Sidewalks ____$ 145,656_____

Surface_____$ 535,262_____

Landscaping __$ 368,074_____

Traffic Signal__$ 185,000_____

TOTAL - $7,930,005

+ 10% - $ 793,000

TOTAL BOND AMOUNT - $8,723,005

City of Spring Hill
199 Town Center Parkway
P.O. Box 789
Spring Hill, TN 37174
Phone: 931.486.2252 ext. 214
Fax: 931.486.3596

For additional information, send inquiries to:
Missy Stahl (mstahl@springhilltn.org
Thomas Wolf (twolf@springhilltn.org

APPLICATION FOR SURETY

==========

PROJECT NAME: _____ Southern Springs PHASE: __ 1 and 2
OF LOTS APPROVED: 198 # OF LOTS REMAINING: 198

SURETY TYPE: _____MAINTENANCE _X PERFORMANCE _____ RESTORATION

POSTED WITH: _____ LETTER OF CREDIT _X_ PERFORMANCE BOND _____ CASH _____Insurance Bond

SURETY AMOUNT: $_____ EXPIRATION DATE: _____
AUTOMATIC RENEWAL CLAUSE INCLUDED WITH SURETY: Y / N

PURPOSE OF SURETY: Infrastructure construction for Southern Springs Phases 1 and 2

_____

NAME OF FINANCIAL INSTITUTION: _____ SURETY #: _____
CONTACT PERSON: _____ EMAIL: _____
ADDRESS: _____ CITY, STATE, ZIP: _____
PHONE NUMBER: _____ FAX NUMBER: _____

TBD from our Corporate office once bond amount is established.

NAME OF OWNER/DEVELOPER OR REPRESENTATIVE: Todd Doupona or Jill Lee
ADDRESS: 370 Mallory Station Road Suite 500 CITY, STATE, ZIP: Franklin, TN 37067
PHONE NUMBER: 919-901-8299 FAX NUMBER: 615-794-8278
EMAIL: todd.doupona@pultegroup.com
jill.lee@pultegroup.com

ACTION REQUEST

I (WE) REQUEST THAT THE FOLLOWING ACTION BE TAKEN:

_X_ ESTABLISH NEW SURETY
_____ REQUEST FINAL INSPECTION AND RELEASE OF SURETY
_____ REQUEST REDUCTION OF SURETY AMOUNT
_____ REQUEST EXTENSION OF SURETY FOR (1) YEAR
(PLEASE PROVIDE PROOF OF DIFFICULTY BELOW)

EXPLANATION FOR PROOF OF DIFFICULTY: _____

_____

Jill Lee 5/16/16
Applicant Signature / Date

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE [illegible] RESIDENTIAL LOTS.
2. PROPERTY IS DESIGNATED AS PARCEL [illegible] IN MAURY COUNTY, TENNESSEE. PROPERTY MAP NO. [illegible] IN THE 2010 CENSUS, THIS PROPERTY IS LOCATED IN THE CITY OF SPRING HILL AND FRONTS ON KEDRON ROAD.
3. DEVELOPER:

   PATE HOMES
   [illegible] MALONE SPRING ROAD, SUITE [illegible]
   FRANKLIN, TN 37067
   (615) [illegible]
   CONTACT: [illegible]

4. ENGINEERING FIRM:

   [illegible] & ASSOCIATES, P.A.
   [illegible] KILLEBREW DRIVE, SUITE [illegible]
   BRENTWOOD, TN 37027
   (615) 790-[illegible]
   CONTACT: [illegible], P.E.

5. SURVEYOR:

   WILSON & ASSOCIATES, P.C.
   [illegible] DAVID A.
   FRANKLIN, TN 37064
   (615) 794-[illegible]
   CONTACT: JOSEY WILSON, P.L.S.

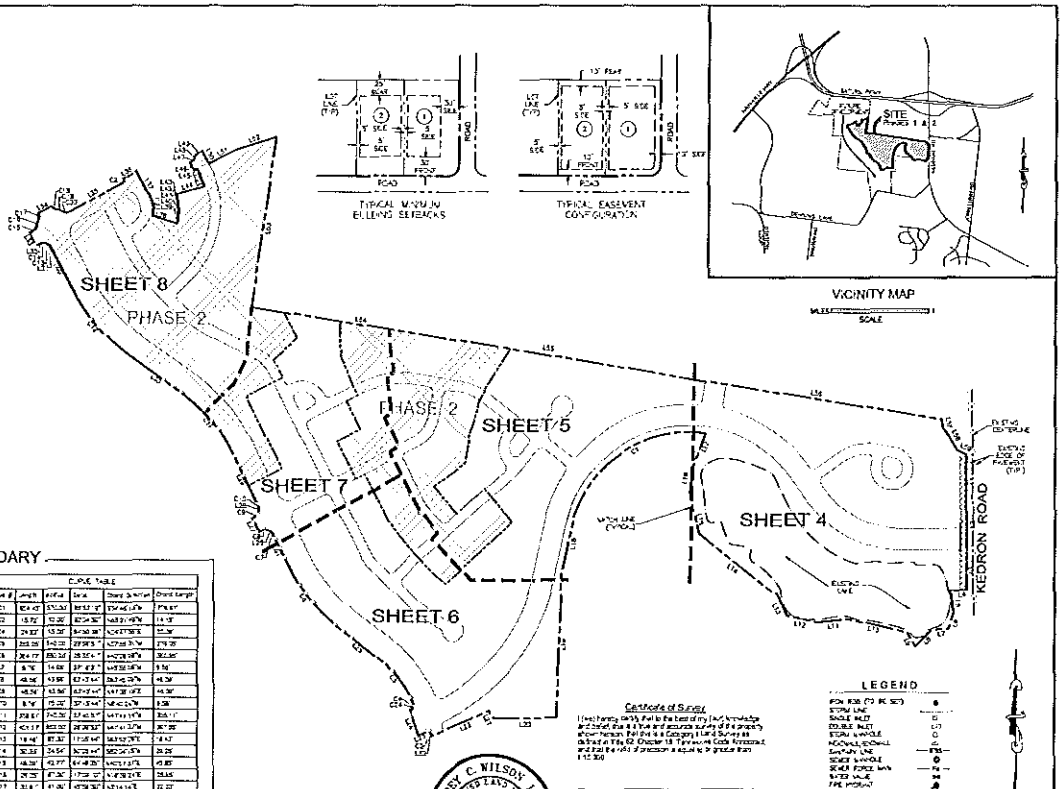
6. EXISTING ZONING: [illegible] (SEE NOTE 7 BELOW FOR PROPOSED ZONING)
7. TOTAL AREA OF PHASE 1: [illegible] ACRES ±
   TOTAL AREA OF PHASE 2: [illegible] ACRES ±
   TOTAL AREA: [illegible] ACRES ±

   TOTAL LENGTH OF NEW DEDICATION: [illegible] LINEAR FEET
   TOTAL LENGTH OF NEW DEDICATION: [illegible] NOTES

   TOTAL NUMBER OF LOTS: [illegible] PHASE 1 & 2
8. MINIMUM BUILDING SETBACKS:
   FRONT: 30' (FACING STREET)
   SIDE: 5'
   REAR: 25'
9. PROPERTY IS LOCATED IN ZONES "X" AND "AE" PER FEMA FLOOD MAP NUMBER [illegible], CITY OF SPRING HILL, MAURY COUNTY, TENNESSEE, DATED [illegible]
10. ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
11. ALL DETENTION AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. ALL OPEN SPACE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT.
13. EACH LOT WILL HAVE A PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) AS FOLLOWS:

    FRONT: 15'
    SIDE: 5'
    REAR: 15'

    UNLESS AN EASEMENT OF GREATER WIDTH IS SHOWN HEREON. (SEE LOT TYPICAL HEREON.)
14. THE DEVELOPER SHALL BE RESPONSIBLE FOR STREET LIGHTS AND STREET SIGNS AS REQUIRED BY THE CITY OF SPRING HILL.
15. ALL PROPERTY CORNERS SHOWN HEREON WILL BE MONUMENTED WITH 5/8" IRON RODS (5/8" IRON ROD WITH CAP) UNLESS OTHERWISE NOTED.
16. THIS PROPERTY IS SUBJECT TO THE PROPOSED ENCUMBRANCES DESCRIBED IN EXCEPTION B, IN THE DEED OF RECORD IN BOOK [illegible], PAGE [illegible], R.O.M.C.T.



PHASE 1 & 2 BOUNDARY

LINE TABLE		
Line #	Length	Direction
[illegible]	[illegible]	[illegible]

LINE TABLE		
Line #	Length	Direction
[illegible]	[illegible]	[illegible]

LINE TABLE		
Line #	Length	Direction
[illegible]	[illegible]	[illegible]

CURVE TABLE						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	

Certificate of Survey

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

Josey C. Wilson, II, P.E., P.L.S. Tennessee PLS No. 2203
Wilson & Associates, P.C.
Engineering, Surveying, Environmental
[illegible] Beasley Drive, Franklin, TN 37064
Office: (615) [illegible] Fax: (615) [illegible]
jwilson@wilsonpc.com
www.wilsonpc.com

JOSEY C. WILSON, II
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2203

WILSON & ASSOCIATES, P.C.
Engineering, Surveying, Environmental

LEGEND

IRON ROD (TO BE SET)	●
STORM LINE	
SINGLE INLET	⊡
DOUBLE INLET	⊡⊡
STORM MANHOLE	⊙
MANHOLE/BOWWALL	⊙
SANITARY LINE	—FS—
SEWER MANHOLE	⊙
SEWER FORCE MAIN	—FM—
WATER VALVE	⊠
FIRE HYDRANT	♨
WATER LINE	—W—

Southern Springs

Phases 1 & 2

by Del Webb

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF APPROVAL OF WATER SYSTEM	CERTIFICATE OF APPROVAL OF SEWER SYSTEM	CERTIFICATION OF THE APPROVAL OF PUBLIC WATER OR BOND POSTING	CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES	CERTIFICATION OF APPROVAL FOR RECORDING	FINAL SUBDIVISION PLAT
[illegible]	I hereby certify that the Water Systems [illegible]	I hereby certify that the Sewer Systems [illegible]	I hereby certify that all [illegible]	[illegible] approved by the Maury County Emergency Management Agency	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, [illegible]	CITY OF SPRING HILL PLANNING COMMISSION
Total Acreage for Planned Development: [illegible]	Date:	Date:	Date:	Maury County Emergency Management Agency	Date:	TOTAL ACRES: [illegible]
Public Utilities	Name: Title: Agency or Authorized Approving Agent	Name: Title: Agency or Authorized Approving Agent	Name: Title: Agency or Authorized Approving Agent	Date:	City of Spring Hill	ACRES IN NEW R.O.W.: [illegible]
					Date:	ACRES IN OPEN SPACE: [illegible]
					Name: Title: Agency or Authorized Approving Agent	DRAWN BY: [illegible]
						SCALE: 1" = [illegible]
						GRAPHIC SCALE

TOTAL # OF LOTS: [illegible]
L.F. OF NEW RED ST: [illegible]
CIVIL FILE NO.: [illegible]
CLOSURE ERROR: [illegible]
DATE: [illegible]

LINE TABLES

LINE TABLE		
Line #	Length	Direction
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]

CURVE TABLES

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	41.28	30.00	78°47'45"	N72°21'22"W	38.09'
C2	7.27	30.00	13°53'13"	N33°18'08"W	7.25'
C3	20.83	30.00	39°14'32"	N61°46'47"W	20.41'
C4	47.42	30.00	90°57'57"	N32°28'30"W	42.59'
C5	36.87	30.00	70°24'00"	N35°42'34"W	34.58'
C6	29.87	470.00	3°38'57"	S42°23'22"E	29.86'
C7	39.87	25.00	91°38'38"	N67°17'40"W	35.76'
C8	47.28	172.00	15°45'07"	N47°21'13"W	47.12'
C9	30.42	525.00	3°19'28"	S43°36'36"W	30.42'
C10	34.84	25.00	79°48'35"	N33°13'24"W	32.08'
C11	42.87	487.00	5°02'27"	S38°28'37"E	42.87'
C12	25.86	487.00	3°01'56"	S35°30'53"E	25.86'
C13	49.79	487.00	5°51'27"	S32°27'28"E	49.77'
C14	19.11	487.00	2°15'01"	S29°33'43"E	19.11'
C15	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C16	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C17	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C18	33.84	25.00	77°32'14"	N76°30'21"E	31.31'
C19	48.44	225.00	12°20'01"	N38°42'08"E	48.35'
C20	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C21	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C22	21.54	225.00	5°29'00"	N54°29'44"E	21.53'
C23	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C24	19.7	225.00	5°01'45"	N64°04'43"E	19.7'
C25	44.12	225.00	11°14'01"	N58°38'31"E	44.04'
C26	43.27	225.00	11°01'12"	N47°24'41"E	43.19'
C27	4.99	225.00	1°16'28"	N37°04'44"E	4.99'
C28	39.27	25.00	90°00'00"	N52°15'46"E	35.36'
C29	39.27	25.00	90°00'00"	S37°44'14"W	35.36'
C30	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C31	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C32	43.17	225.00	11°00'00"	N32°14'44"E	43.11'

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C33	40.33	225.00	10°16'17"	N21°07'17"E	40.28'
C34	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C35	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C36	19.77	175.00	6°28'28"	N24°57'32"E	19.76'
C37	39.66	175.00	12°59'28"	N31°42'32"E	39.58'
C38	39.66	175.00	12°59'28"	N44°41'59"E	39.58'
C39	39.66	175.00	12°59'28"	N57°41'27"E	39.58'
C40	24.47	175.00	8°00'58"	N67°11'58"E	24.45'
C41	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C42	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C43	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C44	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C45	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C46	33.84	25.00	77°32'14"	N76°30'21"E	31.31'
C47	48.44	225.00	12°20'01"	N38°42'08"E	48.35'
C48	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C49	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C50	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C51	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C52	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C53	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C54	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C55	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C56	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C57	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C58	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C59	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C60	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C61	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C62	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C63	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C64	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C65	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C66	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C67	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C68	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C69	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C70	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C71	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C72	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C73	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C74	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C75	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C76	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C77	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C78	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C79	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C80	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C81	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C82	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C83	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C84	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C85	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C86	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C87	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C88	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C89	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C90	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C91	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C92	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C93	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C94	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C95	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C96	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C97	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C98	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C99	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C100	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C101	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C102	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C103	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C104	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C105	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C106	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C107	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C108	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C109	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C110	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C111	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C112	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C113	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C114	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C115	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C116	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C117	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C118	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C119	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C120	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C121	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C122	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C123	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C124	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C125	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C126	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C127	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C128	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C129	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C130	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C131	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C132	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C133	39.27	25.00	90°00'00"	N37°44'14"E	35.36'

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C134	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C135	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C136	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C137	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C138	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C139	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C140	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C141	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C142	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C143	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C144	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C145	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C146	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C147	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C148	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C149	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C150	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C151	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C152	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C153	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C154	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C155	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C156	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C157	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C158	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C159	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C160	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C161	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C162	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C163	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C164	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C165	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C166	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C167	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C168	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C169	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C170	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C171	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C172	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C173	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C174	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C175	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C176	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C177	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C178	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C179	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C180	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C181	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C182	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C183	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C184	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C185	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C186	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C187	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C188	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C189	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C190	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C191	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C192	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C193	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C194	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C195	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C196	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C197	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C198	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C199	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C200	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C201	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C202	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C203	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C204	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C205	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C206	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C207	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C208	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C209	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C210	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C211	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C212	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C213	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C214	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C215	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C216	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C217	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C218	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C219	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C220	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C221	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C222	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C223	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C224	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C225	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C226	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C227	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C228	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C229	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C230	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C231	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C232	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C233	39.27	25.00	90°00'00"	N37°44'14"E	35.36'

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C234	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C235	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C236	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C237	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C238	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C239	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C240	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C241	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C242	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C243	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C244	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C245	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C246	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C247	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C248	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C249	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C250	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C251	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C252	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C253	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C254	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C255	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C256	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C257	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C258	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C259	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C260	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C261	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C262	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C263	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C264	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C265	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C266	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C267	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C268	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C269	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C270	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C271	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C272	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C273	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C274	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C275	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C276	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C277	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C278	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C279	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C280	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C281	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C282	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C283	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C284	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C285	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C286	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C287	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C288	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C289	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C290	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C291	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C292	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C293	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C294	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C295	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C296	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C297	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C298	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C299	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C300	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C301	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C302	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C303	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C304	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C305	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C306	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C307	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C308	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C309	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C310	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C311	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C312	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C313	39.27	25.00	90°00'00"	N37°44'14"E	35.36'

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C314	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C315	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C316	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C317	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C318	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C319	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C320	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C321	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C322	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C323	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C324	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C325	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C326	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C327	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C328	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C329	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C330	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C331	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C332	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C333	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C334	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C335	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C336	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C337	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C338	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C339	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C340	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C341	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C342	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C343	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C344	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C345	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C346	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C347	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C348	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C349	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C350	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C351	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C352	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C353	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C354	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C355	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C356	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C357	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C358	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C359	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C360	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C361	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C362	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C363	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C364	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C365	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C366	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C367	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C368	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C369	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C370	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C371	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C372	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C373	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C374	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C375	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C376	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C377	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C378	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C379	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C380	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C381	39.27	25.00	90°00'00"	N37°44'14"E	35.36'
C382	39.27	25.00	90°00'00"	S52°15'46"E	35.36'
C383	39.27

Certificate of Survey

I hereby certify that to the best of my (our) knowledge and belief, this is a true and correct survey of the property shown herein, that this is a Category I Land Survey as defined in Title 66, Chapter 18, Tennessee State Annotated, and that the ratio of precision is equal to or greater than 1:10,000.

Joey C. Wilson II, PE, PLS Tennessee PLS No. 2089
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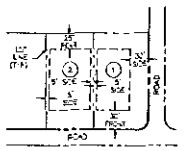
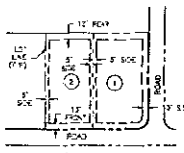
Engineering Surveying Environmental
108 Bowling Drive, Franklin, TN 37064
Office 615.794.2035 FAX 615.794.4216
jwilson@wilsonpc.com

JOEY C. WILSON II
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2089

MATCH LINE SEE SHEET 5



TYPICAL MINIMUM BUILDING SETBACKS

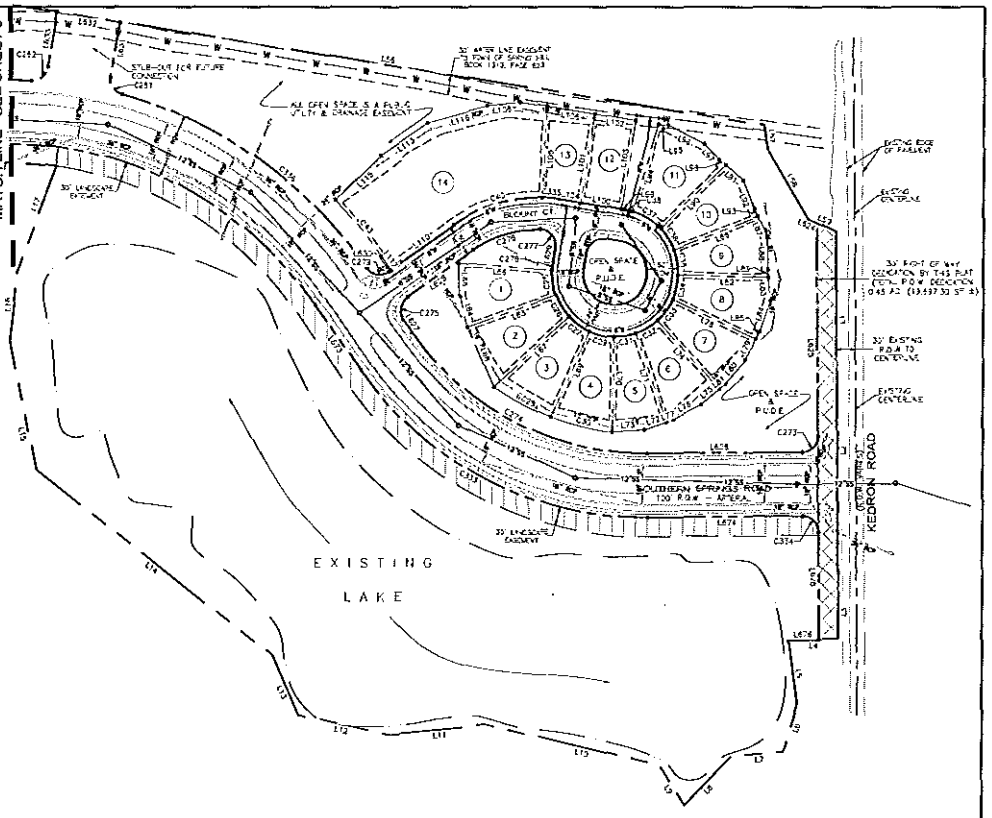


TYPICAL EASEMENT CONFIGURATION

LEGEND

IRON ROD (TO BE SET)	●
STORM LINE	
SINGLE INLET	
DOUBLE INLET	
STORM MANHOLE	
HEADWALL/CONC.	
SANITARY LINE	
SEWER MANHOLE	
SEWER FORCE MAIN	
WATER VALVE	
FIRE HYDRANT	
WATER LINE	

GRAPHIC SCALE



Southern Springs

Phases 1 & 2

by Del Webb

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF APPROVAL OF WATER SYSTEM	CERTIFICATE OF APPROVAL OF SEWER SYSTEMS	CERTIFICATION OF THE APPROVAL OF PUBLIC WATER OR BOND POSTING	CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES	CERTIFICATION OF APPROVAL FOR RECORDING
Date	Date	Date	Date	Date	Date
Name/Title Agency or Authorized Approving Agent	Name/Title Agency or Authorized Approving Agent	Name/Title Agency or Authorized Approving Agent	Name/Title Agency or Authorized Approving Agent	Name/Title Agency or Authorized Approving Agent	Name/Title Agency or Authorized Approving Agent

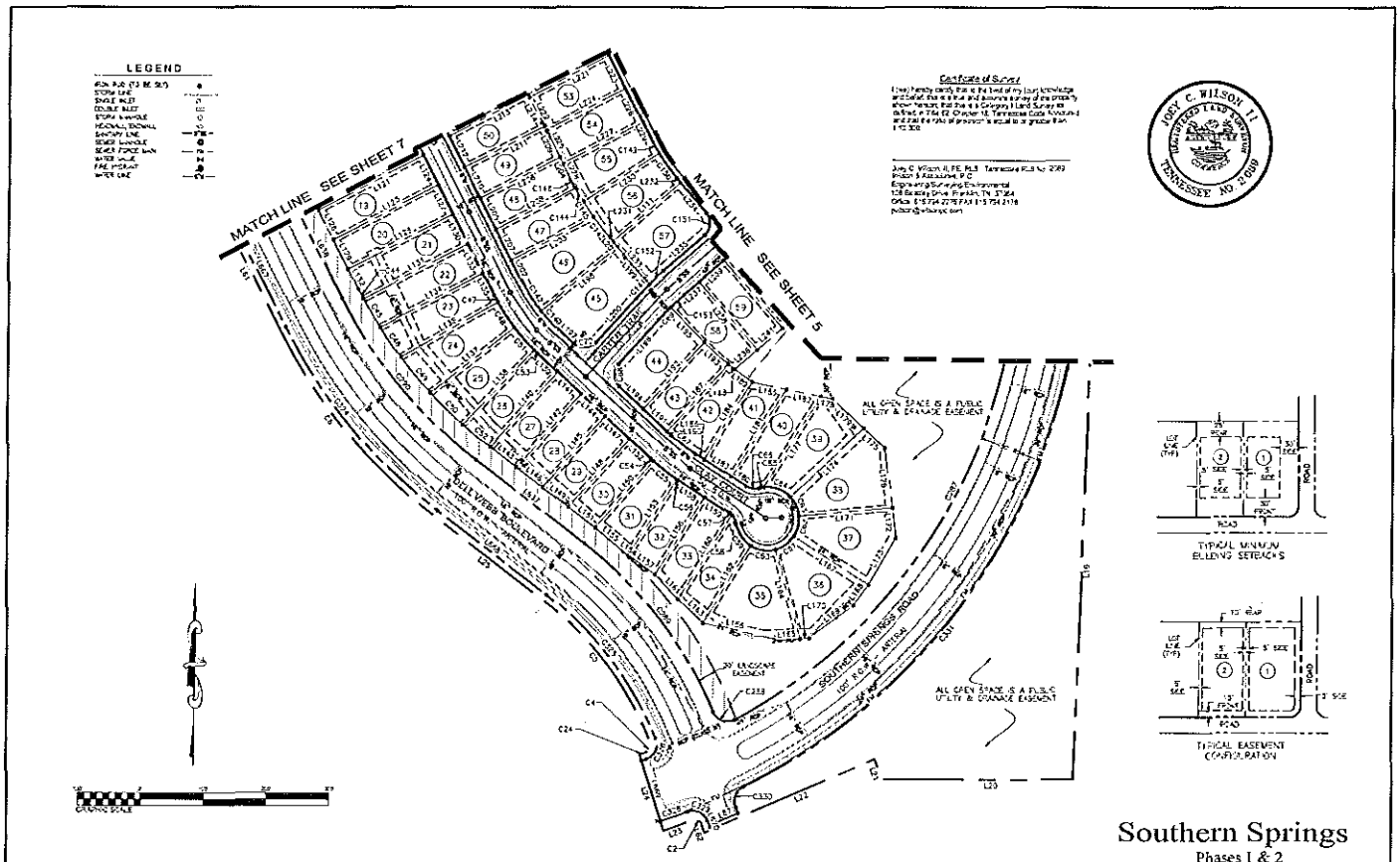
FINAL SUBDIVISION PLAT

CITY OF SPRING HILL PLANNING COMMISSION

TOTAL ACRES 156.44 — TOTAL # OF LOTS 158
ACRES IN ROAD ST 20.56 (LOTS) — # OF NEW ROAD ST 18 (+4 ST)
ACRES IN OPEN SPACE 39.32 — CIVIL DISTRICT 3rd
DRAWN BY JHG — CLOSURE ERROR 1:110,000
SCALE = 1"=200' — DATE = 03/14/05

GRAPHIC SCALE

Southern Springs
by Del Webb
FINAL SUBDIVISION PLAT
Phases 1 & 2
MATCH LINE SEE SHEET 4
SEE SHEET 7 MATCH LINE
SEE SHEET 7 MATCH LINE
SEE SHEET 6 MATCH LINE
ALL OPEN SPACE IS A PUBLIC UTILITY & DRAINAGE EASEMENT
OPEN SPACE & PUDE
STORMWATER POND
FUTURE DEVELOPMENT
TYPICAL MINIMUM BUILDING SETBACKS
TYPICAL EASEMENT CONFIGURATION
JOEY C. WILSON II
TENNESSEE NO. 2 0808
CITY OF SPRING HILL PLANNING COMMISSION
WATER SYSTEM
SEWER SYSTEM
PUBLIC WAYS OR BOND POSTING
HOMEOWNERS AND STREET NAMES
FOR RECORDING
CERTIFICATION OF APPROVAL
CERTIFICATE OF APPROVAL OF
CERTIFICATION OF THE APPROVAL OF
Certificate of Survey
LEGEND
GRAPHIC SCALE
CERTIFICATE OF OWNERSHIP AND DEDICATION
CERTIFICATE OF APPROVAL OF



Southern Springs

Phases 1 & 2

by Del Webb

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF APPROVAL OF WATER SYSTEM	CERTIFICATE OF APPROVAL OF SEWER SYSTEM	CERTIFICATION OF THE APPROVAL OF PUBLIC WORKS OR BOND POSTING	CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES	CERTIFICATION OF APPROVAL FOR RECORDING	FINAL SUBDIVISION PLAT
						CITY OF SPRING HILL PLANNING COMMISSION
Public Signature, Title of Land Development Public Hearing — Date	Date — Name/Title Agency or Authorized Approving Agent	Date — Name/Title Agency or Authorized Approving Agent	Date — Name/Title Agency or Authorized Approving Agent	Maury County Emergency Management Agency — Date; City of Spring Hill — Date	Date — Name/Title Agency or Authorized Approving Agent	TOTAL ACRES 126.61 / TOTAL # OF LOTS 138; ACRES IN FLOOD ST 26.6 / L.F. OF STREET FLOOD ST 15,564.61; ACRES OPEN SPACE 20.72 / CIVIL DISTRICT 3-4; DRAWN BY JLG / CLOSURE BEARING S 11 13 30; SCALE 1"=150' / DATE 05/14/15; GRAPHIC SCALE

SHEET 6

Certificate of Survey

I 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 it is a Category I Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is equal to or greater than 1:10,000.

Joey C. Wilson II, P.E., R.L.S. Tennessee R.L.S. No. 2089
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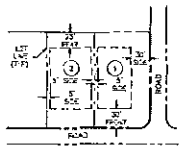
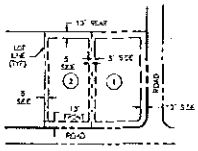
jwilson@wilsonpc.com

JOEY C. WILSON II
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
TENNESSEE NO. 2089



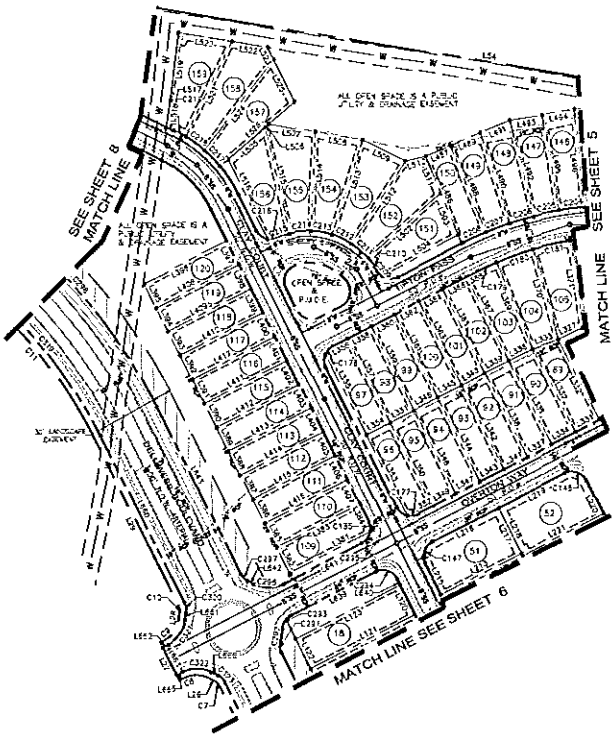
TYPICAL MINIMUM BUILDING SETBACKS



TYPICAL EASEMENT CONFIGURATION

LEGEND

IRON ROD (TO BE SET)	●
STORM LINE	
SINGLE INLET	
DOUBLE INLET	
STORM MANHOLE	
HEADWALL/WALL	
SANITARY LINE	FM
SEWER MANHOLE	
SEWER FORCE LINE	
BATTERY VALVE	
FIRE HYDRANT	
WATER LINE	



Southern Springs

Phases 1 & 2

by Del Webb

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF APPROVAL OF WATER SYSTEM	CERTIFICATE OF APPROVAL OF SEWER SYSTEM	CERTIFICATION OF THE APPROVAL OF PUBLIC WORKS BONDING	CERTIFICATE OF APPROVAL OF ACCESSES AND STREET NAMES	CERTIFICATION OF APPROVAL FOR RECORDING	FINAL SUBDIVISION PLAT
Total Acreage for all land in development: Public Parks: Date	Name/Title Agency or Authorized Approving Agent	Name/Title Agency or Authorized Approving Agent	Name/Title Agency or Authorized Approving Agent	Williamson County Emergency Management Agency: Date; City of Spring Hill: Date	Date; Name/Title Agency or Authorized Approving Agent	CITY OF SPRING HILL PLANNING COMMISSION

TOTAL ACRES 126.61 — TOTAL # OF LOTS 334
ACRES IN RIGHT OF WAY 16.96 — LF OF STREETS 15,984.42
ACRES OPEN SPACE 20.71 — CIVIL DISTRICT 14
DRAWN BY JKJ — CLOSURE ERROR 1:113,230
SCALE = 1"=50' — DATE = 03/14/15

GRAPHIC SCALE

SHEET 7

Certificate of Survey

I hereby certify that to the best of my knowledge and belief, all the information shown on this plat is true and correct, and that the property shown hereon has not been in Contention in Title III, Chapter 18, Tennessee Code Annotated, and that the accuracy of the plat is in excess of the requirements of Title III, Chapter 18, Tennessee Code Annotated.

Joby C. Wilson II, P.E. R.L.S. Tennessee R.L.S. No. 2089
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Office # 615-794-2276 FAX # 615-794-2179
jwilson@wilsonpc.com

JOBY C. WILSON II
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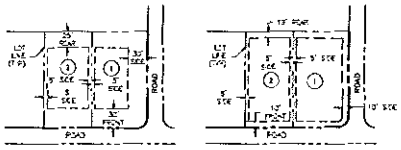
TENNESSEE NO. 2089



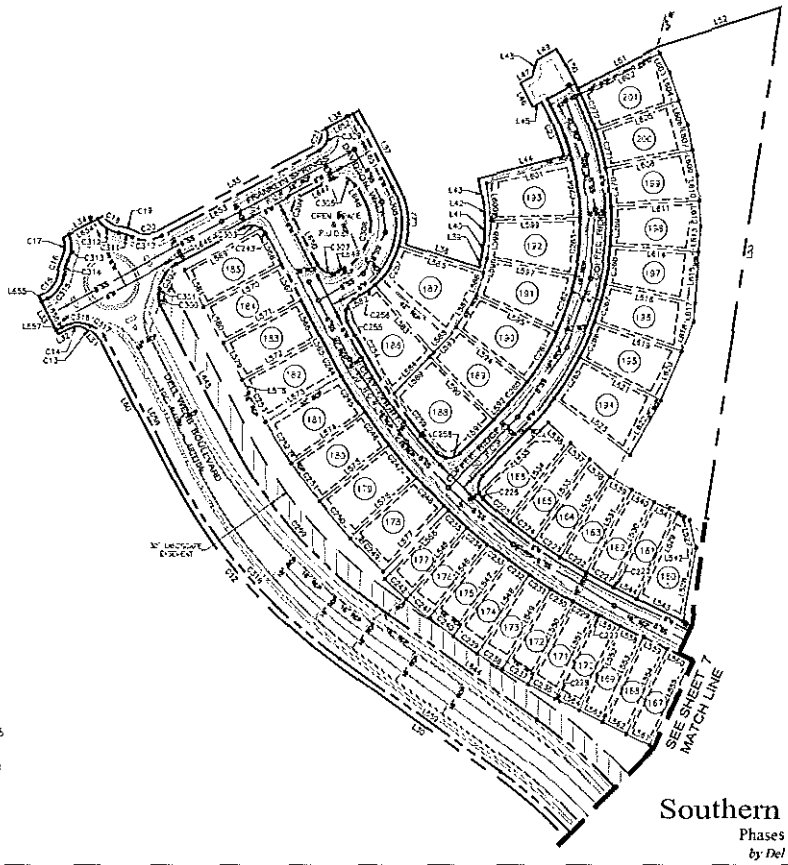
TYPICAL MINIMUM BUILDING SETBACKS

TYPICAL EASEMENT CONFIGURATION

LEGEND

IRON ROD (TO BE SET)	●
STORM LINE	
SINGLE INLET	○
DOUBLE INLET	○○
STORM MANHOLE	○
MANHOLE/CLEANOUT	○
SANITARY LINE	—PSL—
SEWER MANHOLE	●
SEWER FORCE MAIN	—FM—
WATER VALVE	■
FIRE HYDRANT	●
WATER LINE	—W—

GRAPHIC SCALE



Southern Springs

Phases 1 & 2

by Del Webb

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF APPROVAL OF WATER SYSTEM	CERTIFICATE OF APPROVAL OF SEWER SYSTEMS	CERTIFICATION OF THE APPROVAL OF PUBLIC IMPROVEMENT BOND POSTING	CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES	CERTIFICATION OF APPROVAL FOR RECORDING	FINAL SUBDIVISION PLAT
I/we hereby certify that I am/we are the owner(s) of the property shown hereon and that I/we hereby adopt this plan of subdivision with my/our free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other sites and easements to public or private use as noted.	I hereby certify that the Water Distribution System as installed in the Final Subdivision Plat entitled Southern Springs Phases 1 & 2 has been inspected in accordance with Local and State Government requirements, or that a Surety bond or other security has been filed in sufficient form and amount.	I hereby certify that the Sewer Systems installed in the Final Subdivision Plat entitled Southern Springs Phases 1 & 2 has been inspected in accordance with Local and State Government requirements, or that a Surety bond or other security has been filed in sufficient form and amount.	I hereby certify (1) That all access ways shown on the Final Subdivision Plat have been designed to an acceptable manner and according to the City of Spring Hill, Tennessee Subdivision Regulations, or (2) That a Surety bond has been issued with the Planning Commission to insure completion of all required improvements in lieu of installation.	Subdivision name and street names approved by the Maury County Emergency Management Agency.	I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Spring Hill, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the Maury County Register.	CITY OF SPRING HILL PLANNING COMMISSION
Total Acres in Subdivision/Development: ____ Acres	Date: ____	Date: ____	Date: ____	Maury County Emergency Management Agency	Date: ____	TOTAL ACRES: 136.44 / TOTAL # OF LOTS: 128
Date: ____	Name of the Agency or Authorized Approving Agent	Name of the Agency or Authorized Approving Agent	Name of the Agency or Authorized Approving Agent	Date: ____		ACRES IN ROADWAY: 26.86 (19.68%) / L.F. OF NEW ROADWAY: 15,908.42
				City of Spring Hill		ACRES OF OPEN SPACE: 19.72 / CIVIL DISTRICT: 3rd
				Date: ____		DRAWN BY: JKG / CALCULATED BY: C.R.B. / CHECKED BY: C.R.B.
						SCALE: 1"=100' / DATE: 03.12.15
						GRAPHIC SCALE

SHEET 8

City of Spring Hill
Planning Commission

DATE: May 19, 2016

REQUEST: Recommendation to call the bonds for Spring Hill Place Sections 7 & 9

SUBMITTED BY: Thomas S. Wolf, City Engineer TSW

OVERVIEW:

- The developer for Spring Hill Place, Taylor Spadafora with Spring Hill Land Partners, LP, has not paved Sections 6, 7 or 9 but the phases are over 80% built out for several years. Residents of Spring Hill Place have asked the City for help to resolve the issue through their attorney, Huntly Gordon.
- The bond for Section 6 has expired. The City has received letters from Fifth Third for Sections 7 and 9 that the letter of credits for the bonds will not be renewed beyond the current expiry date of August 17, 2016.
- The letter of credit for Section 7 is $18,022; the letter of credit for Section 9 is $31,250.
- Cost to pave all three sections under the City's current paving contract is $129,500 (Section 6 - $49,000; Section 7 - $43,750; Section 9 - $36,750).

PC ACTION REQUESTED:

- Approve PC Resolution 16-59 to call the bond for Spring Hill Place Section 7
- Approve PC Resolution 16-60 to call the bond for Spring Hill Place Section 9

RESOLUTION 16-59 OF THE PLANNING COMMISSION OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RECOMMEND THE MAINTENANCE BOND FOR SPRING HILL PLACE SECTION 7 BE CALLED

WHEREAS, a maintenance bond Letter of Credit is currently in place for said development and section in the amount of $18,022.00; and

WHEREAS, the section has been 80% built out and the developer has not put down the final asphalt topping; and

WHEREAS, the residents have asked the City of Spring Hill for assistance in resolving this through their attorney; and

WHEREAS, the City of Spring Hill has received notification from the issuing bank that the letter of credit will not be renewed past the current expiry date of August 17, 2016; and

WHEREAS, it is the recommendation of the City Engineer and City staff that the Maintenance Bond for Spring Hill Place Section 7 be called prior to the expiry date to help with the cost of final paving.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that calling of the Maintenance Bond for Spring Hill Place Section 7 in the amount of **$18,022.00** is hereby recommended to the Spring Hill Board of Mayor and Aldermen.

Passed and adopted this 13th day of June, 2016

_____
Paul Downing, Chairman

_____
Dara Sanders, Secretary

RESOLUTION 16-60 OF THE PLANNING COMMISSION OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RECOMMEND THE MAINTENANCE BOND FOR SPRING HILL PLACE SECTION 9 BE CALLED

WHEREAS, a maintenance bond Letter of Credit is currently in place for said development and section in the amount of $31,250.00; and

WHEREAS, the section has been 80% built out and the developer has not put down the final asphalt topping; and

WHEREAS, the residents have asked the City of Spring Hill for assistance in resolving this through their attorney; and

WHEREAS, the City of Spring Hill has received notification from the issuing bank that the letter of credit will not be renewed past the current expiry date of August 17, 2016; and

WHEREAS, it is the recommendation of the City Engineer and City staff that the Maintenance Bond for Spring Hill Place Section 9 be called prior to the expiry date to help with the cost of final paving.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that calling of the Maintenance Bond for Spring Hill Place Section 9 in the amount of **$31,250.00** is hereby recommended to the Spring Hill Board of Mayor and Aldermen.

Passed and adopted this 13th day of June, 2016

_____
Paul Downing, Chairman

_____
Dara Sanders, Secretary

FIFTH THIRD BANK

APRIL 29, 2016

CITY OF SPRING HILL, TENNESSEE
199 TOWN CENTER PARKWAY
SPRING HILL, TN 37174
ATTN: BEAU HERRING

RE: OUR LETTER OF CREDIT NO. S500541
IN THE AMOUNT OF 31,250.00 USD

TO WHOM IT MAY CONCERN,

AS PER LETTER OF CREDIT TERMS, PLEASE CONSIDER THIS LETTER AS OUR NOTIFICATION THAT WE DO NOT INTEND TO EXTEND THE ABOVE REFERENCED LETTER OF CREDIT BEYOND THE CURRENT EXPIRY DATE OF AUGUST 17, 2016.

AT THAT TIME, THE LETTER OF CREDIT WILL EXPIRE AND OUR LIABILITY WILL CEASE.

IF YOU HAVE ANY QUESTIONS, DO NOT HESITATE TO CONTACT US.

REGARDS,

FIFTH THIRD BANK
TRADE SERVICES
PHONE: 800-662-3914

CC:
SPRING HILL PLACE LAND PARTNERS,
LIMITED PARTNERSHIP
810 CURTISWOOD LANE
NASHVILLE, TN 37204

FIFTH THIRD BANK

APRIL 29, 2016

CITY OF SPRING HILL, TENNESSEE
199 TOWN CENTER PARKWAY
SPRING HILL, TN 37174
ATTN: BEAU HERRING

RE: OUR LETTER OF CREDIT NO. S500539
IN THE AMOUNT OF 18,022.00 USD

TO WHOM IT MAY CONCERN,

AS PER LETTER OF CREDIT TERMS, PLEASE CONSIDER THIS LETTER AS OUR NOTIFICATION THAT WE DO NOT INTEND TO EXTEND THE ABOVE REFERENCED LETTER OF CREDIT BEYOND THE CURRENT EXPIRY DATE OF AUGUST 17, 2016.

AT THAT TIME, THE LETTER OF CREDIT WILL EXPIRE AND OUR LIABILITY WILL CEASE.

IF YOU HAVE ANY QUESTIONS, DO NOT HESITATE TO CONTACT US.

REGARDS,

Jay Heller

FIFTH THIRD BANK
TRADE SERVICES
PHONE: 800-662-3914

CC:
SPRING HILL PLACE LAND PARTNERS,
LIMITED PARTNERSHIP
810 CURTISWOOD LANE
NASHVILLE, TN 37204

HUNTLY GORDON
A PROFESSIONAL LIMITED LIABILITY CORPORATION
ATTORNEY AT LAW

May 16, 2016

Missy Stahl, CMFO - Project Management
City of Spring Hill
Post Office Box 789
Spring Hill, TN 37174

Re: Spring Hill Place
Section 6, Plat Book P42, Page 74 Register's Office of Williamson County
Section 7, Plat Book P45, Page 34 Register's Office of Williamson County
Section 9, Plat Book P51, Page 147 Register's Office of Williamson County

Dear Ms. Stahl:

As we discussed, my client, Spring Hill Place Homeowners Association, Inc. by and through its Board of Directors has instructed me to pursue pavement of the unfinished roadways in the aforementioned sections of the neighborhood. It is our understanding that the City of Spring Hill requires final topcoat paving of subdivision sections once they are over eighty percent (80%) complete.

Section Six (6) contains thirty-seven (37) lots and all lots are built upon except lots 183, 184 and 185 making it over the requisite paving threshold. Please find attached the recorded plat of this section and provide for the top coating to be timely installed.

Section Seven (7) contains twenty-nine (29) lots and all lots are built upon except lots 149, 154, 163, 174 and 181 making it over the requisite paving threshold. Please find attached the recorded plat of this section and provide for the top coating to be timely installed.

Section Nine (9) contains twenty-eight (28) lots and all lots are built upon except lots 225, 229 and 230 making it over the requisite paving threshold. Please find attached the recorded plat of this section and provide for the top coating to be timely installed.

The residents of Spring Hill Place neighborhood have been awaiting the final pavement of these sections for several years and are requesting the City of Spring Hill intervene on its behalf to complete these public street improvements for the public safety and welfare of its citizens.

POST OFFICE BOX 461 • THOMPSON'S STATION, TENNESSEE 37179

If you need additional information or would like to discuss this matter further please telephone the number below or email huntly@huntlygordon.com . Thank you for your timely attention to this matter.

Cordially yours,

ELECTRONICALLY SIGNED
/S/ HUNTLY GORDON

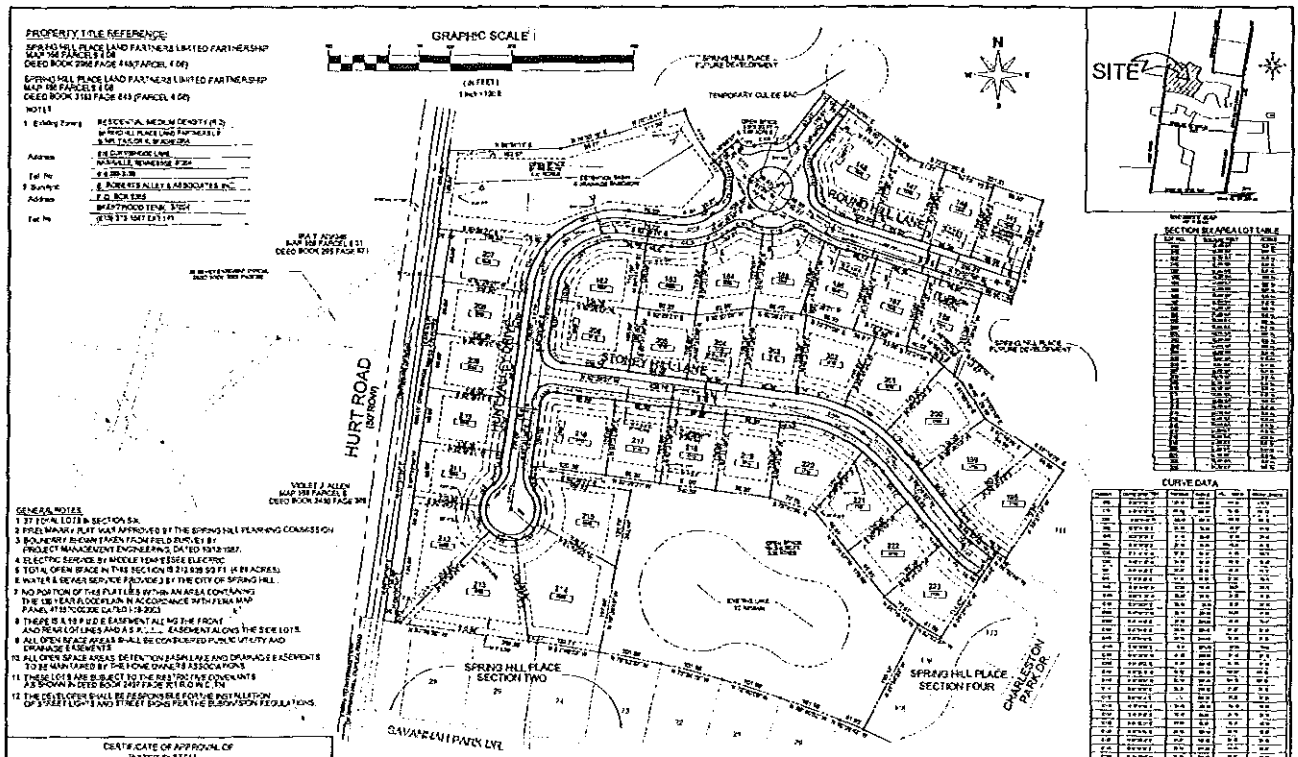
HUNTLY GORDON
(615) 302-0100

PROPERTY TITLE REFERENCE:
SPRING HILL PLACE LAND PARTNERS LIMITED PARTNERSHIP
MAP 168 PARCEL 8 & 9
DEED BOOK 2968 PAGE 448 (PARCEL 8.00)

SPRING HILL PLACE LAND PARTNERS LIMITED PARTNERSHIP
MAP 168 PARCEL 9.00
DEED BOOK 3188 PAGE 843 (PARCEL 9.00)

NOTE:

1. Existing Zoning: RESIDENTIAL MEDIUM DENSITY (R3) — SPRING HILL PLACE LAND PARTNERS LP, MR. TASON K. BONDURANT
   Address: 88 CUTTERBRIDGE LANE, NASHVILLE, TENNESSEE 37204
   Tel No.: [illegible]
2. Surveyor: [illegible] & ASSOCIATES, INC.
   Address: P.O. BOX 1205, BRENTWOOD, TENN. 37024
   Tel No.: (615) 373-1047 (615) 371-[illegible]



GENERAL NOTES:
1. 37 TOTAL LOTS IN SECTION SIX.
2. PRELIMINARY PLAT WAS APPROVED BY THE SPRING HILL PLANNING COMMISSION
3. BOUNDARY SHOWN TAKEN FROM FIELD SURVEYS BY PROJECT MANAGEMENT ENGINEERING, DATED 10/12/1987.
4. ELECTRIC SERVICE BY NICOLE TENNESSEE ELECTRIC
5. TOTAL OPEN SPACE IN THIS SECTION IS 2.2 ACRES (4.84 ACRES)
6. WATER & SEWER SERVICE PROVIDED BY THE CITY OF SPRING HILL.
7. NO PORTION OF THIS PLAT LIES WITHIN AN AREA CONTAINING THE 100 YEAR FLOODPLAIN IN ACCORDANCE WITH FEMA MAP PANEL 47187C0206E DATED 9-29-2003
8. THERE IS A 10.0' U.D.E. EASEMENT ALONG THE FRONT AND REAR OF LINES AND A 5.0' U.D.E. EASEMENT ALONG THE SIDE LOTS.
9. ALL OPEN SPACE AREAS SHALL BE CONVEYED TO PUBLIC UTILITY AND DRAINAGE EASEMENTS
10. ALL OPEN SPACE AREAS, DETENTION EASEMENTS AND DRAINAGE EASEMENTS TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATIONS
11. THESE LOTS ARE SUBJECT TO THE RESTRICTIVE COVENANTS AS SHOWN IN DEED BOOK 2468 PAGE 761 R.O.W.C.TN
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS AND STREET SIGNS PER THE SUBDIVISION REGULATIONS.

LEGEND

[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

RONNIE D. LOWERY — REGISTERED LAND SURVEYOR — TENNESSEE NO. [illegible]

09/18/2005 - 03:49 PM
05044616
PLAT BOOK : 012
PAGE : 71
[illegible]
STATE TAX
Register of Deeds, Williamson County

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby Certify that the Water Systems outlined or indicated on the Final Subdivision Plat entitled

SPRING HILL PLACE SECTION SIX

have been installed in accordance with Current Local and State Government requirements, or that a bond and other surety has been filed to guarantee such installation.

9-2-05
Date

Name/Title Registry or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby Certify that the Sewer Systems outlined or indicated on the Final Subdivision Plat entitled

SPRING HILL PLACE SECTION SIX

have been installed in accordance with Current Local and State Government requirements, or that a bond and other surety has been filed to guarantee such installation.

9-2-05
Date

Name/Title Registry or Authorized Approving Agent

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 710, Page 843 & Book 2968 Page 448, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed in size or practical lot(s) area shall be hereby established unless otherwise approved by the Spring Hill Municipal Planning Commission, and under no condition shall such lots be made to produce less area than is prescribed by the restrictive covenants as of record in Book 2468, Page 761, R.O.W.C., Tennessee, nothing herein to be to the contrary. I (We) further certify that there are no liens on the property, except: None. I (We) further certify that there are no liens on the property except as: None. Book ____ Page ____

Owner(s) For SPRING HILL PLACE LAND PARTNERS L.P.

8-30-05
Date

CERTIFICATE OF SURVEY

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 66, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is equal to or greater than 1:10,000

Ronnie Lowery 8/24/05
Surveyor Date

1085
Tennessee No.

CERTIFICATION OF THE APPROVAL OF PUBLIC IMPROVEMENT BOND POSTING

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

9-2-05
Date

CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREET NAMES

Subdivision Name and Street Names approved by Williamson County Emergency Communications

Williamson County Emergency Communications

9-1-05
Date

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby Certify that the Subdivision and street layout have been found in compliance 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.

9-7-05
Date

Secretary, Planning Commission

FINAL SUBDIVISION PLAT

SPRING HILL PLACE
SECTION SIX
(ROUND HILL)

SPRING HILL, WILLIAMSON COUNTY, TENNESSEE

CIVIL DIST. 11 — TOTAL LOTS 37
SCALE 1"=100' — DATE 5-23-2005
TOTAL ACRES 18.873 — SHEET 1 OF 1

PROPERTY FILE REFERENCE:

SPRING HILL PLACE LAND PARTNERS LIMITED PARTNERSHIP
MAP 166 PARCEL 4.00
DEED BOOK 2098 PAGE 445 (PARCEL 4.00)

SPRING HILL PLACE LAND PARTNERS LIMITED PARTNERSHIP
MAP 166 PARCEL 4.00
DEED BOOK 3183 PAGE 843 (PARCEL 4.00)

NOTES

1. Existing Zoning	RESIDENTIAL MEDIUM DENSITY (R-2)
2. Owner/Subdivider	SPRING HILL PLACE LAND PARTNERS LP
	5 MILTON CLARK, SPRING HILL
Address	SPRING HILL, TENNESSEE 37174
Tel. No.	615-368-2594
3. Surveyor	E. ROBERT & NELTA & ASSOCIATES, INC.
Address	300 BOSTON AVENUE BOX 70
	NASHVILLE TENN. 37207
Tel. No.	(615) 373-1580 (615) 832

SECTION SEVEN LOT TABLE

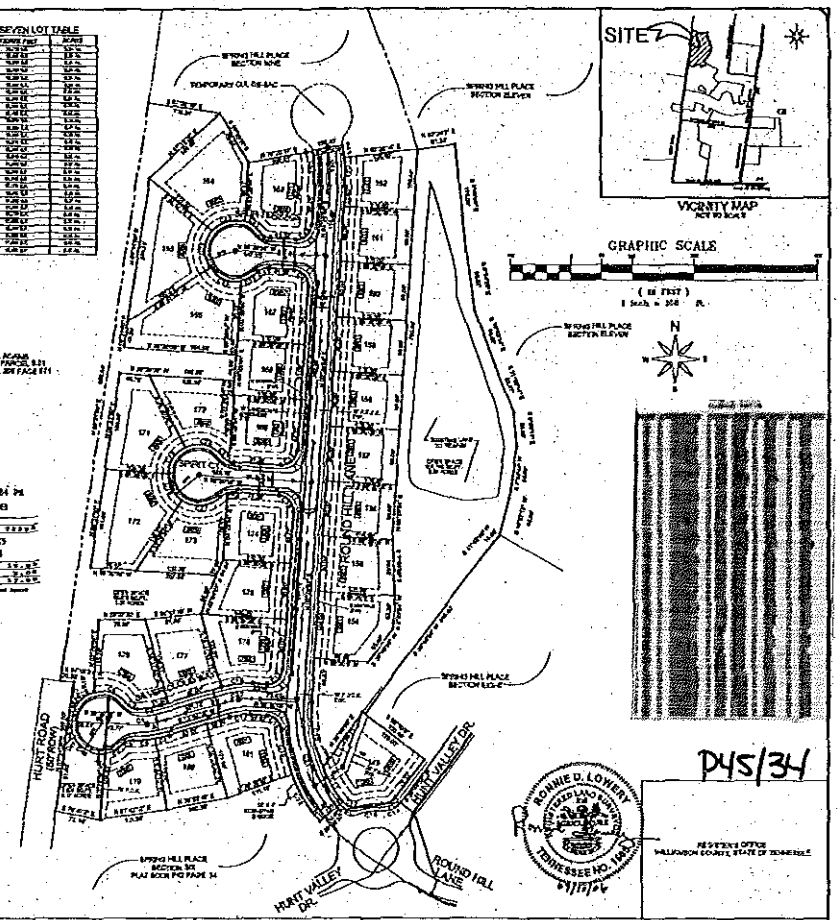
LOT NO.	BUILDING LINE	SQ. FOOTAGE
145	0.00 SF	0.00
146	0.00 SF	0.00
147	0.00 SF	0.00
148	0.00 SF	0.00
149	0.00 SF	0.00
150	0.00 SF	0.00
151	0.00 SF	0.00
152	0.00 SF	0.00
153	0.00 SF	0.00
154	0.00 SF	0.00
155	0.00 SF	0.00
156	0.00 SF	0.00
157	0.00 SF	0.00
158	0.00 SF	0.00
159	0.00 SF	0.00
160	0.00 SF	0.00
161	0.00 SF	0.00
162	0.00 SF	0.00
163	0.00 SF	0.00
164	0.00 SF	0.00
165	0.00 SF	0.00
166	0.00 SF	0.00
167	0.00 SF	0.00
168	0.00 SF	0.00
169	0.00 SF	0.00
170	0.00 SF	0.00
171	0.00 SF	0.00
172	0.00 SF	0.00
173	0.00 SF	0.00
174	0.00 SF	0.00
175	0.00 SF	0.00
176	0.00 SF	0.00
177	0.00 SF	0.00
178	0.00 SF	0.00
179	0.00 SF	0.00
180	0.00 SF	0.00
181	0.00 SF	0.00

GENERAL NOTES:

1. 39 TOTAL LOTS IN SECTION SEVEN.
2. PRELIMINARY PLAT WAS APPROVED BY THE SPRING HILL PLANNING COMMISSION.
3. BOUNDARY SHOWN TAKEN FROM FIELD SURVEY BY PROJECT MANAGEMENT ENGINEERING, DATED 10-13-247.
4. ELECTRIC SERVICE BY MIDDLE TENNESSEE ELECTRIC.
5. TOTAL OPEN SPACE IN THIS SECTION IS 0.613 SQ.FT. (4.08 ACRES).
6. WATER & SEWER SERVICE PROVIDED BY THE CITY OF SPRING HILL.
7. NO PORTION OF THIS PLAT LIES WITHIN AN AREA CONTAINING THE 100 YEAR FLOODPLAIN IN ACCORDANCE WITH FEMA MAP PANEL 47187C0 2000 DATED 1-18-2006.
8. THERE IS A 15' P.U.D.E EASEMENT ALONG THE FRONT AND REAR LOT LINES AND A 5' P.U.D.E. EASEMENT ALONG THE SIDE LOTS.
9. ALL OPEN SPACE AREAS SHALL BE CONSIDERED PUBLIC UTILITY AND DRAINAGE EASEMENTS.
10. ALL OPEN SPACE AREAS, DETENTION BASIN LANE AND DRAINAGE EASEMENTS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATIONS.
11. THERE LOT LINE BUILDING SETBACKS WILL CONFORM TO THE RESTRICTIVE COVENANTS AS SHOWN IN DEED BOOK 2 PAGE 241 (R.O.W.C.).
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS AND STREET SIGNS PER THE SUBDIVISION REGULATIONS.

MINIMUM BUILDING SETBACK LINES

FRONT YARD	30'
SIDE YARD	10'
REAR YARD	30'
CORNER LOT	15'



CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that the Sewer System(s) installed as indicated on the Final Subdivision Plat entitled:

SPRING HILL PLACE SECTION SEVEN

has/have been installed in accordance with current Local and State Government regulations, or that a bond has been posted to guarantee such installation.

7-14-06
Date

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the Water System(s) installed as indicated on the Final Subdivision Plat entitled:

SPRING HILL PLACE SECTION SEVEN

has/have been installed in accordance with current Local and State Government regulations, or that a bond has been posted to guarantee such installation.

7-14-06
Date

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 1951, Page 673 & Book 2098 Page 445 (R.O.W.C., Tennessee, and adopt the plan of subdivision of the property shown hereon and dedicate all public ways and easements as noted. We hereby dedicate all streets for subdivision, Subdivision Plat entitled, or dedicated as set forth previous hereunto to the city established and all roads not approved by the Spring Hill Municipal Planning Commission, and under no condition shall such roads be made to conform to the standards prescribed by the subdivision regulations as of record in Book 2401, Page 195, (R.O.W.C., Tennessee, according with the law to be properly. I (we) further certify that there are no liens on this property, except as properly. I (we) further certify that there are no liens on the property, except as

ROWC
FOR SPRING HILL PLACE LAND PARTNERS LP.
07-24-06
Date

CERTIFICATE OF SURVEY

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 66, Chapter 18, Tennessee Code Annotated, and that the ratio of Precision is equal to or greater than 1:10,000.

Surveyor
1465
Date

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER OR BOND POSTING

I hereby certify that 1% of all roads designated on this Final Subdivision Plat have been finished to an acceptable manner and according to the City of Spring Hill, Tennessee, Subdivision Regulations, or (b) that a bond has been posted with the Planning Commission to insure completion of all stated improvements in case of default.

7-26-06
Date

CERTIFICATE OF APPROVAL OF SIGNAGE AND STREET NAMES

Subdivision Name and Street Names approved by Williamson County Emergency Communications

7-17-06
Date

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Spring Hill, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Williamson County Register.

7-17-06
Date

FINAL SUBDIVISION PLAT

SPRING HILL PLACE

SECTION SEVEN (ROUND HILL)

SPRING HILL, WILLIAMSON COUNTY, TENNESSEE

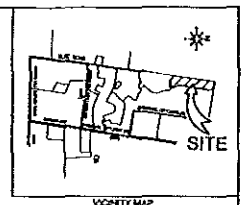
CIVIL DIST.: 11	TOTAL LOTS: 39
SCALE: 1"=100'	DATE: 6-2-2006
TOTAL ACRES: 34.246	SHEET 1 OF 1

CURVE DATA

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C13	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C16	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C17	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C18	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C19	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C20	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C21	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C22	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C23	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C24	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C25	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C26	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C27	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C28	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C29	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C30	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C31	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C32	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C33	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C34	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C35	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C36	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C37	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C38	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C39	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C40	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

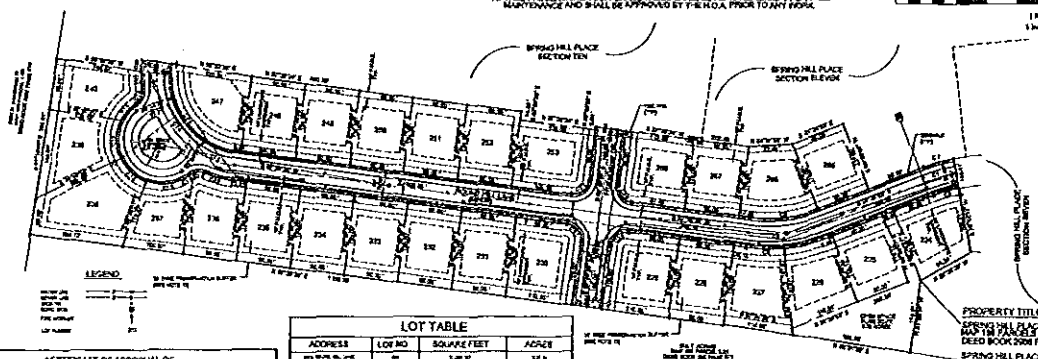
GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 28 SINGLE FAMILY RESIDENTIAL LOTS IN SECTION NINE.
2. PRELIMINARY PLAT WAS APPROVED BY THE SPRING HILL PLANNING COMMISSION.
3. BOUNDARY SHOWN EXCEPT FROM FIELD SURVEY BY PROJECT MANAGEMENT ENGINEERING, DATED 10/31/07.
4. ELECTRIC SERVICE BY MIDDLE TENNESSEE ELECTRIC.
5. TOTAL OPEN SPACE IN THIS SECTION IS 17,686.90 S.F.± (0.40 ACRES±).
6. WATER & SEWER SERVICE PROVIDED BY THE CITY OF SPRING HILL.
7. NO PORTION OF THIS PLAT LIES WITHIN AN AREA CONTAINING THE 100 YEAR FLOODPLAIN IN ACCORDANCE WITH FEMA MAP PANEL 47187C0045F DATED 9-29-2006.
8. THERE IS A 10' P.U.D.E. EASEMENT ALONG THE FRONT AND REAR LOT LINES AND A 6' P.U.D.E. EASEMENT ALONG THE SIDE LOTS.
9. ALL OPEN SPACE AREAS SHALL BE CONSIDERED PUBLIC UTILITY AND DRAINAGE EASEMENTS.
10. ALL OPEN SPACE AREAS, DETENTION BASIN LAKE AND DRAINAGE EASEMENTS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATIONS.
11. THE SE LOTS ARE SUBJECT TO THE RESTRICTIVE COVENANT II AS SHOWN IN DEED BOOK 1407 PAGE 751 R.O.W.C.TN.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF STREET CONITS AND STREET SIGNS PER THE SUBDIVISION REGULATIONS.
13. TREE PRESERVATION BUFFER: NO TREES SHALL BE REMOVED EXCEPT FOR TREE MAINTENANCE AND SHALL BE APPROVED BY THE H.O.A. PRIOR TO ANY WORK.



VICINITY MAP
NOT IN SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.



LEGEND

PROPERTY TITLE REFERENCE:

SPRING HILL PLACE LAND PARTNERS LIMITED PARTNERSHIP
MAP 106 PARCEL 5.00
DEED BOOK 2006 PAGE 440 (PARCEL 4.00)

SPRING HILL PLACE LAND PARTNERS LIMITED PARTNERSHIP
MAP 106 PARCEL 5.00
DEED BOOK 2103 PAGE 843 (PARCEL 4.00)

NOTE:
1. Existing Zoning: RESIDENTIAL MEDIUM DENSITY (R-2)
2. Owner/Subdivider: SPRING HILL PLACE LAND PARTNERS L.P.
   8 MILE SECTION 8, MAGNOLIA
   Address: 3-4 CARTHEDGE LANE
   NASHVILLE, TENNESSEE 37214
   Tel. No.: [illegible]
3. Surveyor: E. POWELL ALLEY & ASSOCIATES, INC.
   Address: 300 NORTH AVENUE SOUTH
   NASHVILLE, TENN. 37203
   Tel. No.: (615) 385-3058

SITE DATA

1. TOTAL ACRES 10.32±
2. OPEN SPACE 0.40± ACRES
3. R.O.W.: 2.13± ACRES
4. LOTS 7.73± ACRES

MINIMUM REQUIRED BUILDING SETBACK LINES:

YARD FRONTING ON ANY STREET: 30'
SIDE YARD: 10'
REAR YARD: 25'

LOT TABLE

ADDRESS	LOT NO.	SQUARE FEET	ACRES
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

P51/147

04/09/2009 - 03:48:16 PM
090106659 0.20
1 PKG. No. PLAT
SERVICE WAIVER
PLAT BOOK: P51
PAGE: 147
REC FEE 10.00
OP FEE 2.00
TOTAL 12.00
Received from Davidson County
SUZIE WADE
Register of Deeds

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

SPRING HILL PLACE SECTION NINE

has (have) been installed in accordance with Federal, Local and State Government requirements, or that a bonded bond or other surety has been filed to guarantee such installation.

[illegible] 03/05/09
Date
Water Distributing or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

SPRING HILL PLACE SECTION NINE

has (have) been installed in accordance with Federal, Local and State Government requirements, or that a bonded bond or other surety has been filed to guarantee such installation.

1-26-09
Date
Water Distributing or Authorized Approving Agent

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I (we) are the owner(s) of the property shown hereon (or of record in Book 3-93, Page 843 & Book 2006 Page 440, R.O.W.C., Tennessee, and that the plat of subdivision of the property shown hereon and dedicate of public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, sold, leased, offered, or changed so as to produce less than that is hereby established and other rules approved by the Spring Hill Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book 2-407, Page 701, R.O.W.C., Tennessee, covering sale, if a title is for property I (we) further certify that there are no liens on this property, or property I (we) further certify that there are no liens on the property except as follows: Book ____ Page ____ R.O.R.C.

FOR SPRING HILL PLACE LAND PARTNERS L.P.
Date

CERTIFICATE OF SURVEY

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and correct survey of the property shown hereon, that this is a Category "I" Land Survey as defined in Title 32, Chapter 18, Tennessee Code Annotated, and that the ratio of Precision is equal to or greater than 1:10,000.

01/22/09
Date
Surveyor
14083
State Registration No.

CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS OR BOND FOR SAME

I hereby certify that: (1) all streets, thoroughfares or the 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 ensure completion of all required improvements in case of default.

3/11/2009
Date

CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREET NAMES

Subdivision name and Street names approved by Williamson County Emergency Communications.

4-9-09
Date
Williamson County
Emergency Communications

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.

3/11/09
Date
Secretary, City of Spring Hill Planning Commission

FINAL SUBDIVISION PLAT

SPRING HILL PLACE

SECTION NINE
(ROUND HILL)

SPRING HILL, WILLIAMSON COUNTY, TENNESSEE

CIVIL DIST.: 11
SCALE: 1"=100'
TOTAL ACRES: 10.32±
TOTAL LOTS: 28
DATE: 1-22-09
SHEET 1 OF 1

Spring Hill Planning Commission

TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: June 13, 2016
SUBJECT: STP 196-2016 (Woodland Trace Amenities)

STP 196-2016: Submitted by WES Engineers for property located at Woodland Trace and Wright Rd. The property is zoned R-2 medium density PUD and contains 0.69 acres. The applicant requests site plan approval for a swimming pool and pool house.

Property description history: This property is located east of the intersection of Derryberry Lane and Port Royal Road. In 2006, the Board of Mayor and Aldermen approved a Planned Unit Development application for Woodland Trace to allow for a combination of attached and detached single-family dwellings, including 88 townhomes on the subject property. Subsequently, the Planning Commission approved a Preliminary Plat and associated construction plans for the development of the entire project boundary divided into two phases in 2006. Phase one has been completed, and all lots have been developed. In 2014, permits were issued to begin installation and construction of all remaining infrastructure for Phase Two.

In November of 2015, the Planning Commission approved a final plat application for Phase Two with a condition of approval that the applicant submit a site plan application for the amenities area, as this information was not submitted by the previous owner with the preliminary plat application. Included in this approval was also the requirement that a connection from Phase 2 to the elementary school to the south be constructed with the amenities area.

Request: The applicant requests site plan approval for an amenities area to include a pool, a pool house, and 21 parking spaces.

Streets and sidewalk: This site is accessed from Derryberry Lane. Please update the plan to show Derryberry Lane. Additional information is needed regarding the required connection to the school to the south.

Building design: The applicant proposes a one story pool house constructed primarily of cement board and stone. Please update the plan to indicate the square footage of the structure.

Recommendation: Staff recommends approval of STP 196-2016, subject to the following conditions of approval:

1. *Design Review Commission determination of the building design.* Staff recommends approval of the proposal, finding that the proposed pool house meets the minimum criteria of the design review guidelines and is designed to resemble a residential structure.
2. The applicant/developer shall be responsible for completing the pedestrian connection from the Woodland Trace neighborhood to the school, as shown on the submitted plans.
3. Site Plan approval shall remain valid for a period of three (3) years, during which time all permits shall be obtained and construction commenced.
4. Modification to the approved Site Plan may require Planning Commission approval prior to the issuance of permits or certificates of occupancy.
5. The site and all associated off-site improvements shall be constructed as approved.

ENGINEERS & SURVEYORS

June 6, 2016

Dara Sanders, City Planner
Spring Hill Tennessee
199 Town Center Pkwy
Spring Hill, Tennessee 37174

RE: Woodland Trace Pool and Pool House, Site Plan

Dear Dara:

On behalf of Ole South, the Developer/Owner of the property. We are resubmitting the parking lot addition and pool area for approval with items addressed from the staff review. The sanitary service line has been relocated outside the concrete area around the pool, the square footage of the building has been added and the sidewalk improvements to Wright Elementary have also been shown.

If you should have any questions or concerns, please feel free to contact me.

Sincerely,
WES Engineers & Surveyors

Allen B. O'Leary

Allen B. O'Leary, RLS
Principal

2486 Nashville Hwy | Columbia, Tennessee 38401 | Phone: 931.388.2329 | Fax: 931.548.2013 | www.wesengineers.com

Spring Hill Planning Commission

TO:	Spring Hill Planning Commission
FROM:	Dara Sanders, Planning Director
MEETING:	June 13, 2016
SUBJECT:	FPL 200-2016 (Abbington Downs)

FPL 200-2016: Submitted by Lennar Homes for Abbington Downs located at Rice Road and Tom Lunn Road. This property is zoned R-2, Medium Density, Planned Unit Development, and contains approximately 15.41 acres. The applicant requests final plat approval for 63 single-family residential lots.

Property history: On March 10, 2014, the Planning Commission approved a final plat application for the Abbington Downs Subdivision of the Cobblestone Village Planned Unit development for 63 residential lots. On March 9, 2015, the Planning Commission approval a one-year extension of the final plat approval. The letter of request and staff report for that extension are included in the his packet. The Planning Commission's condition of approval required that all signatures be obtained and the plat recorded within one (1) year of the extension approval date.

The applicant failed to meet the condition of approval, and the plat expired. Staff cannot sign and approve the plat for recordation until the final plat approval is renewed.

Request: The applicant requests final plat approval of 63 single-family lots in accordance with the approved preliminary plat application and previous final plat application.

Engineering: The following revisions are required prior to recordation of the final plat –

- Show street widths
- Show retaining wall
- Show cul-d-sac radius

Recommendation: Staff recommends approval of FPL 200-2016, subject to the following conditions of approval:

1. Final Plat approval shall remain valid for the time limits outlined in Article IV of the City's Zoning Ordinance.
2. Prior to recordation, the applicant shall address all Engineering comments prior to recordation.
3. All other conditions of approval previously associated with the previous preliminary plat and final plat applications Abbington Downs shall apply.

WES
ENGINEERS & SURVEYORS

June 3, 2016

Dara Sanders, City Planner
Spring Hill Tennessee
199 Town Center Pkwy
Spring Hill, Tennessee 37174

RE: Abbington Downs, Phase 1, Section 1

Dear Dara:

On behalf of Lennar Homes, the Owner of the property. We are submitting the Final Plats for Abbington Downs, Phase 1, Section 1 and 2 for Planning Commission approval.

If you should have any questions or concerns, please feel free to contact me.

Sincerely,
WES Engineers & Surveyors

Allen B. O'Leary

Allen B. O'Leary, RLS
Principal

2486 Nashville Hwy | Columbia, Tennessee 38401 | Phone: 931.388.2329 | Fax: 931.548.2013 | www.wesengineers.com

Spring Hill Planning Commission

TO:	Spring Hill Planning Commission
FROM:	Dara Sanders, Planning Director
MEETING:	June 13, 2016
SUBJECT:	PUD 81-2016 (Oakview)

STP 157-2016: Submitted by Huntly Gordon for property located west of Denning Lane and Kedron Road. The property is zoned AG, Agricultural, and contains approximately 20 acres. The applicant requests approval to rezone the property from AG, Agricultural, to R-2, Medium Density Residential, Planned Unit Development.

Property description and history: This undeveloped property is located west of the intersection of Denning Lane and Kedron Road. The Oaklawn Plantation is located to the north, and the subject property is within an historic buffer, requiring Historic Commission review and recommendation of this request. The remainder of the surrounding properties are zoned and developed for low-density single family or agricultural uses.

The Planning Commission and Board of Mayor and Aldermen have considered rezoning requests for this property in the past, which have failed due to the significant impact on the City's transportation network and incompatibility with the surrounding properties and densities.

The property to the northwest, part of the Southern Springs development, was denied use of an existing access drive onto Denning Lane due to negative traffic impact concerns on the street and incompatibility with the surrounding properties.

Request: The applicant requests rezoning approval for a Planned Unit Development containing 56 single-family residential lots and associated open space.

THE APPLICANT HAS REQUESTED THAT THIS ITEM BE DEFERRED

Streets and sidewalk: Denning Lane (a Collector street designation) is a two-lane unimproved street with approximately 17 feet of pavement, no striping, and open ditch. The applicant proposes street improvements for the extent of the property's frontage along Denning Lane to include a left turn lane into the development; however, off-site improvements for Denning Lane to mitigate for the impact of this development from the project boundary to Kedron Road are not proposed.

In response to staff's recommendation, the applicant has indicated an attempt to reach an agreement with the property owner to the south to allow for the connection of proposed "Oakview Drive" with existing Sparrow Street to the south. Staff has not received documentation indicating that the property owner to the south has declined to permit this connection.

The applicant proposes sidewalk on only one side of the street. Typically, with a Planning Unit Development application, the City requires sidewalk construction on both sides of the street for a complete internal pedestrian network.

The plan must be updated to identify the existing right-of-way on Denning Lane and dimension the existing and proposed right-of-way from centerline.

Bulk and Area requirements: The applicant proposes 56 single-family detached lots subject to the bulk and area criteria of the R-2, Medium Density, zoning district.

Bicycle and Greenway Plan: Denning Lane is designated as a bike lane route. The applicant does not propose a bike lane on Denning Lane in accordance with the City's plan.

Landscaping and buffering: The applicant does not propose a buffer to the east or west, which are differing zoning districts and densities to that proposed.

Public Works comments:

- Show ADA ramps and standard detail
- Recommendation to extend Denning improvements to 200LF East and West of development frontage.
- Show existing domestic water tie-in to Sparrow (open item from previous review)
- Show drainage easements and HOA responsibility (open item from previous review)
- Connection of Oakview to Sparrow is required (open item from previous review)
- Is cul-d-sac on Sparrow permanent or temporary?
- Note – Access to Denning is inconsistent with Southern Springs development requirements

Spring Hill Rising 2040: The future land use designation of the property is "Residential Neighborhood Area", which represents a transitional area between natural or rural settings and more intense environments, such as mixed use areas. The intent of this area is to preserve natural features in the built environment, enhance the access to housing options and urban amenities, such as jobs, retail services, and public services. The development pattern of this area varies from a low to moderate density, and new development should integrate different housing types of appropriate scale and context and increase connections between neighborhoods and other areas.

Date: June 3, 2016

To: Spring Hill Municipal Planning Commission
c/o Ms. Dara Sanders, City of Spring Hill Planner
PO Box 789
Spring Hill, TN 37174

From: Jonathan Duda – Chairman, City of Spring Hill Historic Commission
c/o City of Spring Hill
PO Box 789
Spring Hill, TN 37174

Re: Review Comments and Recommendations for PUD-81-2016 (Oakview)

To whom it may concern:

On June 2, 2016 the Spring Hill Historic Commission reviewed the rezoning request PUD-81-2016, for "Oakview" for property located west of Denning Lane and Kedron Road intersection, and South of Saturn Parkway.

Portions of the subject property is located within 300 feet[1] of the following site that the City of Spring Hill Board of Mayor and Aldermen has designated as being a Historically Significant Site:

Oaklawn (*Resolution 08-11*) located at 3331 Denning Lane
National Register of Historic Places Listed Property #79002449

The Subdivision Regulations of the City of Spring Hill (§5.1.7 Development Near or Contiguous to Homes of Historical Significance) states in part (***with emphasis added***):

5.1.7 <u>Development Near or Contiguous to Homes of Historical Significance</u>

Development near or contiguous to National Register or Historic Sites, (as identified in the book of "National Register Properties 1995" with subsequent amendments ***and/or as determined by the City of Spring Hill Planning Commission to have Historical Value to the City, community, or neighborhood***), ***shall be developed in accordance with the approval requirements of the City of Spring Hill Planning Commission.***

Title 2, Chapter 4, Section 2-408 of the Municipal Code of the City of Spring Hill states in part (***with emphasis added***):

[1] Title 2, Chapter 4, Section 2-408 of the Municipal Code of the City of Spring Hill

> ***An application for a subdivision of property, site development plan and/or zoning district amendment shall identify all significant historic and archeological features and structures (as designated by the Board of Mayor and Aldermen) that are located on the affected property or within 300 feet of the boundary of the affected property. Any proposed development plan for the affected tract shall be guided by city zoning and subdivision regulations and the principles and standards contained within the publication, "Saving the Farmstead" (a publication of the Heritage Foundation of Franklin and Williamson County dated December 1996).*** *The development plan shall be configured in a manner that protects the historic and archeological features on the property to the greatest extent feasible and practical.* ***The plan shall be subject to review and comments*** *by a qualified historic preservation consultant retained by the city* ***and the recommendations of the Spring Hill Historic Commission...***

Additionally, "Saving the Farmstead" (a publication of the Heritage Foundation of Franklin and Williamson County dated December 1996) states in part (***with emphasis added***):

> *(From Pg 14) Design guidelines are a commonly-used tool for shaping the character of new development... Such design standards typically address building setbacks, heights, architectural forms, porches, building materials, site features, and other design elements...*
>
> *...a farm field provides no such clear parameters, and variables such as topography, existing mature vegetation, the development program, and the design and significance of the historic buildings preclude the use of prescriptive standards.*
>
> *(From Pg 17) Guidelines for Buffering. The two key elements which comprise the buffering approach to deal with incompatible development are the* ***buffer zone*** *and* ***peripheral edge treatment. Clustering*** *is another effective tool to achieve buffering.*

The comprehensive plan of the City of Spring Hill, "Spring Hill Rising: 2040"[2], provides goals as Policies for Achieving Our Community Vision, which state in part:

> ***Goal Four: We will protect and promote our natural and cultural resources.***
>
> *Preserve historic and cultural resources that help define the community's sense of place and rich history, and ensure that the integrity and access to natural resources are protected.*

[2] "Spring Hill Rising: 2040"; Resolution 15-113, adopted by the City of Spring Hill Board of Mayor and Aldermen November 16, 2015

In accordance with the Subdivision Regulations and Municipal Code of the City of Spring Hill, the Historic Commission provided the following Review Comments and Recommendations for the aforementioned request:

1. Proposed Master Development Plan indicates 50' Landscape Buffer between the dedicated R.O.W. for Denning Lane and proposed Residential Lots #1 and #39. It is recommended that the combination of any Landscape Buffer and Lot Setback of Residential Lots #1 and #39 be increased to provide an effective buffer as the proposed Lot Setback and Landscape Buffer is not sufficient and not consistent with the current setbacks of existing residential buildings on Denning Lane (*page 17 of Saving the Farmstead*). *Please see recommendations 5 and 6 below for further recommendation.*

2. Proposed Master Development Plan includes a note "Lots 1 and 39 to have a plantation façade to compliment Oaklawn Plantation on the North Side of Denning Lane". It is recommended that this note be removed, and a note be included that would require the building front façades of Lots 1 and 39 will face Denning Lane.

3. It is recommended that the main entrance monuments or signage for this proposed subdivision be featured within the entrance road, so as to be seen when entering the subdivision, and not be located directly adjacent to the Right of Way of Denning Lane as would be customary for more contemporary subdivisions.

4. Proposed Master Development Plan indicates fencing of some type adjacent to Denning Lane. It is recommended that a note be included on the plat that this fencing material will match the historically-based fencing material (black rail and board fence) that currently exists on the North Side of Denning Lane. Periodic columns of masonry material of stone or brick would be acceptable.

5. It is recommended that the proposed Master Development Plan include a note or detail that a Peripheral Edge Treatment or Landscape Buffer will consist of the Farm Field Boundary guidelines outlined below (*page 14 and page 19 of Saving the Farmstead*):

    a. Boundary areas should be linear in form.
    b. Boundary areas should be dominated by deciduous trees, although indigenous evergreens (e.g., cedars) may be included for diversity and visual screening purposes.
    c. Trees should not be planted in a perfect row, and spacing between trees should have some irregularity.
    d. Indigenous shrubs can be integrated into farm field boundaries.
    e. Historically-based fences (rail fences, board fences, etc.) and low dry-stacked stone walls may be included as part of the boundary. Stone walls should be consistent in design and stone-type with historic precedents found in the county.

6. Proposed Master Development Plan currently consists of lots that are generally 10,000 sq ft in size. It is recommended that a "feathering" of density be accomplished by incorporating larger lots closer to Denning Lane on the North, incorporating somewhat

smaller lots interiorly, and placing the smallest lots of the subdivision closest to the South property line, achieving a clustering buffering (*page 14 and page 19 of Saving the Farmstead.*

Members of the Historic Commission present on June 2, 2016 included Jonathan Duda, Tom Meadows and Hazel Nieves. Deanne Collins and Amy Wurth were absent. ***The Commission voted 2 For, with 1 Against on these review comments and recommendation.***

Finally, in accordance with "Spring Hill Rising 2040", the Historic Commission provided the following finding and recommendation for the aforementioned request as currently proposed:

> The Spring Hill Historic Commission finds that the Master Development Plan as currently proposed does not adequately protect the integrity of Historic Significant Sites located in the vicinity. The Spring Hill Historic Commission further finds that the Master Development Plan as currently proposed does not contribute to orderly development as it would not be consistent with the character of existing properties along Denning Lane, and would negatively impact Historic Significant Sites located in the vicinity.

The Commission voted 3 For, with 0 Against on this finding.

Please do not hesitate to contact me at **615.557.8400** or **Jonathan.Duda@charter.net** with any questions.

Sincerely,

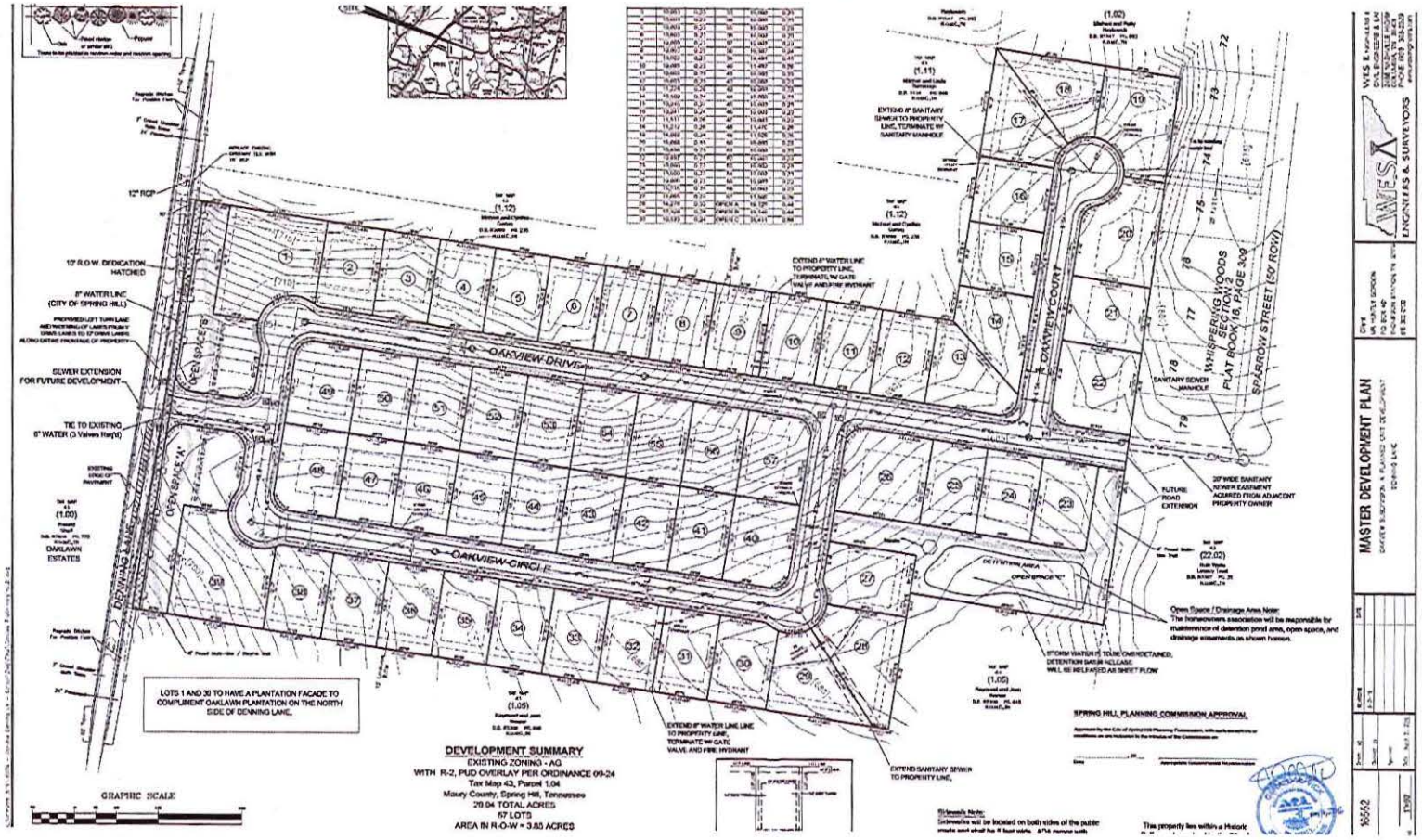
Jonathan Duda
Chairman, City of Spring Hill Historic Commission
City of Spring Hill Alderman
City of Spring Hill Planning Commission

Encl

Cc: City of Spring Hill Historic Commission Members
Mr. Victor Lay, City of Spring Hill City Administrator
Mr. Dan Allen, City of Spring Hill Infrastructure Director
Ms. Dara Sanders, City of Spring Hill Planner

Oakview

an age targeted planned unit development



Spring Hill Planning Commission

TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: June 13, 2016
SUBJECT: RZN 162-2016 (The Enclave at Oaklawn)

RZN 162-2016: Submitted by Huntly Gordon for Oaklawn located at 3331 Denning Lane. The property is zoned R-2 (Medium Residential) Historically Significant and contains approximately 82.7 acres. The applicant requests rezoning from a R-2 (Medium Residential) to a R-6 (Traditional Neighborhood Development.

Property description: This property is located at the northwest intersection of Kedron Road and Denning Lane and is developed for the historic Oaklawn Plantation. This 82.7-acre tract is zoned R-1, Low Density Residential, and is designated by the Board of Mayor and Aldermen (BOMA) as historically significant. Because of this designation, Historic Commission review and recommendation for this request is required prior to the Planning Commission's recommendation to the BOMA.

The majority of the surrounding properties are zoned and developed for low-density single family or agricultural uses. The property to the northwest is approve for the development of 602 dwelling units on 307 acres and was denied use of an existing access drive onto Denning Lane due to negative traffic impact concerns on the street and incompatibility with the surrounding properties. Further, the developers of Southern Springs were required to incorporate extensive landscaped buffers between their residential development and the subject property due to the impact of the new neighborhood on the grounds and viewshed of the historic Oaklawn Plantation.

Request: The applicant requests rezoning approval from R-1, Low Density Residential, to R-6, Traditional Neighborhood Development, to allow for 422 multi-family and single-family dwellings within 52 acres (an average density of 5.1 dwelling units per acre), eight (8) acres of commercial development, and associated open space.

THE APPLICANT HAS REQUESTED THAT THIS ITEM BE DEFERRED

Streets and sidewalk: Denning Lane (a Collector street designation) is a two-lane unimproved street with approximately 17 feet of pavement, no striping, and open ditch. Similarly, Kedron Road (an Arterial) is a two-lane unimproved street with approximately 23 feet of pavement. A portion of Kedron Road to the north of the subject property is required to be improved as part of the Southern Springs development.

The proposed bubble plan indicates that the applicant proposes two new streets to intersect with Denning Lane, one new street to intersect with Kedron Road, and one new street to connect to the Southern Springs Development. This new street proposed to connect to the Southern Springs development conflicts with a landscape buffer between the two properties required by the Planning Commission for the first phase of the residential development. This buffer is required to be a minimum of 150 feet wide, to have significant topography changes, and contains an existing tree grove that was recommended by the Historic Commission and required by the Planning Commission to be preserved. The final plat application for this area of the Southern Springs development is also on this work session agenda. The applicant has not provided the requested information indicating that the developers of Southern Springs will permit the proposed street connection.

Should this rezoning request be approved, street improvements to both Denning Lane and Kedron Road would be necessary to accommodate the significant increase of traffic to the site. In the past, the Planning Commission has required traffic impact studies for rezoning requests. Based on the scope of the proposed rezoning request, the surrounding existing conditions, and the lack of information indicating the impact of the proposal on the existing infrastructure, staff recommends requiring a traffic impact study for this proposal prior to making a recommendation to the BOMA.

Bicycle and Greenway Plan: Denning Lane is designated as a bike lane route. The applicant does not indicate in the bubble plan provisions for a bike lane on Denning Lane in accordance with the City's plan.

Required information: The following information is required by the Zoning Ordinance, was requested at the staff review meeting, and has not been submitted. Prior to being added to Planning Commission's June 13th meeting agenda, the applicant is required to provide the following information –

(a) Utility available to serve this proposed development;
(b) Conformity to the Lot and Block Standards for this requested Zoning District;
(c) Conformity to the Circulations Standards for this requested Zoning District;
(d) Conformity to the Vehicular Standards for this requested Zoning District; and
(e) Conformity to the Architectural and Landscape Standards for this type of requested development.

Spring Hill Rising 2040: The future land use designation of the property is "Residential Neighborhood Area", which represents a transitional area between natural or rural settings and more intense environments, such as mixed use areas. The intent of this area is to preserve natural features in the built environment, enhance the access to housing options and urban amenities, such as jobs, retail services, and public services. The development pattern of this area varies from a low to moderate density, and new development should integrate different housing types of appropriate scale and context and increase connections between neighborhoods and other areas. This area includes low-intensity nonresidential uses where appropriate.

This proposed rezoning submittal does not meet Goal 4 of *Spring Hill Rising: 2040*, as it will not protect cultural and historic resources. Further, it does not comply with the policy that future growth promote the preservation of historic properties, structures, and landscapes.

The adjacent Southern Springs development was required to limit the average density of their development below that permitted by the underlying zoning district, required to incorporate extensive buffer yards far beyond that required by the Zoning Ordinance to limit its impact on and screen its view from the historic Oaklawn Plantation, and denied use of existing access onto Denning Lane due to the anticipated negative impact on the street and existing neighborhood.

The City's Goal "We will grow smarter" aims at promoting Smart Growth Principles and tradition neighborhood design that promotes walkability, connectivity, housing choice, public open space, and local opportunities for goods and services throughout our City. Staff has not received information indicating that this proposal would work to achieve this goal. Further, the Planning Commission must consider the higher priority – preservation of the City's unique, historic, and natural assets or traditional neighborhood design.

The City's Goal "We will create a balanced transportation network" aims to achieve efficient, multi-modal transportation options that increase mobility and access to jobs and services, reduce travel times and congestion, and are fiscally sustainable. This project has the potential to address the policies of this goal; however, the current proposal and disconnection for the existing public streets, particularly an Arterial, does not support this goal. Staff finds that this proposal would only increase congestion and compromise the integrity of the existing surrounding character.

Generally, the surrounding existing neighborhood form is primarily low-density residential, though the subject property, zoned R-1, is permitted to and is used frequently for nonresidential uses similar to that of an event center. Staff finds that the existing zoning designation will allow for the continued nonresidential use of the property while remaining compatible with the surrounding existing neighborhood form and protecting the sensitive historic character of the property.

Date: June 3, 2016

To: Spring Hill Municipal Planning Commission
c/o Ms. Dara Sanders, City of Spring Hill Planner
PO Box 789
Spring Hill, TN 37174

From: Jonathan Duda – Chairman, City of Spring Hill Historic Commission
c/o City of Spring Hill
PO Box 789
Spring Hill, TN 37174

Re: Review Comments and Recommendations for RZN-162-2016 (The Enclave at Oaklawn)

To whom it may concern:

On June 2, 2016 the Spring Hill Historic Commission reviewed the rezoning request RZN 162-2016, "The Enclave at Oaklawn" for property located at Oaklawn at 3331 Denning Lane.

This property tract is a site that the City of Spring Hill Board of Mayor and Aldermen has designated as being a Historically Significant Site[1]:

Oaklawn (*Resolution 08-11*) located at 3331 Denning Lane
National Register of Historic Places Listed Property #79002449

The Subdivision Regulations of the City of Spring Hill (§5.1.7 Development Near or Contiguous to Homes of Historical Significance) states in part (***with emphasis added***):

5.1.7 <u>Development Near or Contiguous to Homes of Historical Significance</u>

Development near or contiguous to National Register or Historic Sites, (as identified in the book of "National Register Properties 1995" with subsequent amendments ***and/or as determined by the City of Spring Hill Planning Commission to have Historical Value to the City, community, or neighborhood), shall be developed in accordance with the approval requirements of the City of Spring Hill Planning Commission.***

Title 2, Chapter 4, Section 2-408 of the Municipal Code of the City of Spring Hill states in part ***(with emphasis added)***:

An application for a subdivision of property, site development plan and/or zoning district amendment shall identify all significant historic and archeological features and structures (as designated by the Board of Mayor and

[1] Title 2, Chapter 4, Section 2-408 of the Municipal Code of the City of Spring Hill

Aldermen) that are located on the affected property or within 300 feet of the boundary of the affected property. Any proposed development plan for the affected tract shall be guided by city zoning and subdivision regulations and the principles and standards contained within the publication, "Saving the Farmstead" (a publication of the Heritage Foundation of Franklin and Williamson County dated December 1996). The development plan shall be configured in a manner that protects the historic and archeological features on the property to the greatest extent feasible and practical. ***The plan shall be subject to review and comments*** *by a qualified historic preservation consultant retained by the city* ***and the recommendations of the Spring Hill Historic Commission****...*

Additionally, "Saving the Farmstead" (a publication of the Heritage Foundation of Franklin and Williamson County dated December 1996) states in part (***with emphasis added***):

(From Pg 14) Design guidelines are a commonly-used tool for shaping the character of new development... Such design standards typically address building setbacks, heights, architectural forms, porches, building materials, site features, and other design elements.

(From Pg 17) Guidelines for Buffering. The two key elements which comprise the buffering approach to deal with incompatible development are the ***buffer zone*** *and* ***peripheral edge treatment.*** ***Clustering*** *is another effective tool to achieve buffering...*

...How to Determine Buffer Size:
-Significance of the historic resource
-Degree of incompatibility of the proposed new development
-Characteristics of existing site features
-Sufficiency of the peripheral edge treatment

The comprehensive plan of the City of Spring Hill, "Spring Hill Rising: 2040"[2], provides goals as Policies for Achieving Our Community Vision, which state in part:

Goal Four: We will protect and promote our natural and cultural resources.

Preserve historic and cultural resources that help define the community's sense of place and rich history, and ensure that the integrity and access to natural resources are protected.

In accordance with the Subdivision Regulations and Municipal Code of the City of Spring Hill, the Historic Commission provided the following Review Comments and Recommendations for the aforementioned request:

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[2] "Spring Hill Rising: 2040"; Resolution 15-113, adopted by the City of Spring Hill Board of Mayor and Aldermen November 16, 2015

1. Finding the main entrance road from Oaklawn to Denning Lane is an iconic visual cultural resource to Oaklawn and the City of Spring Hill, the Spring Hill Historic Commission encourages and endorses a redesign of the concept plan that will provide open space to accomplish a clear-view of Oaklawn from Denning Lane.

2. The Spring Hill Historic Commission finds that insufficient information has been submitted related to existing site features (including demonstrating current and proposed changes in grade and elevations across the property), proposed building setbacks, heights, architectural forms, porches, building materials, site features, and other design elements of the proposed development. The Spring Hill Historic Commission requests this additional information in order to complete its duty to review and provide further recommendations.

Members of the Historic Commission present on June 2, 2016 included Jonathan Duda, Tom Meadows and Hazel Nieves. Deanne Collins and Amy Wurth were absent. ***The Commission voted 3 For, with 0 Against on these review comments and recommendation.***

Finally, in accordance with "Spring Hill Rising 2040", the Historic Commission provided the following finding and recommendation for the aforementioned request as currently proposed:

> The Spring Hill Historic Commission finds that the Traditional Neighborhood Development conceptual plan as currently proposed does not include enough information to demonstrate that the resulting development would adequately protect the integrity of Historic Significant Sites located in the vicinity. The Spring Hill Historic Commission further finds that the Traditional Neighborhood Development conceptual plan as currently proposed does not contribute to orderly development as it would not be consistent with the character of existing properties along Denning Lane, and would negatively impact Historic Significant Sites located in the vicinity.

The Commission voted 3 For, with 0 Against on this finding.

Please do not hesitate to contact me at **615.557.8400** or **Jonathan.Duda@charter.net** with any questions.

Sincerely,

Jonathan Duda
Chairman, City of Spring Hill Historic Commission
City of Spring Hill Alderman
City of Spring Hill Planning Commission

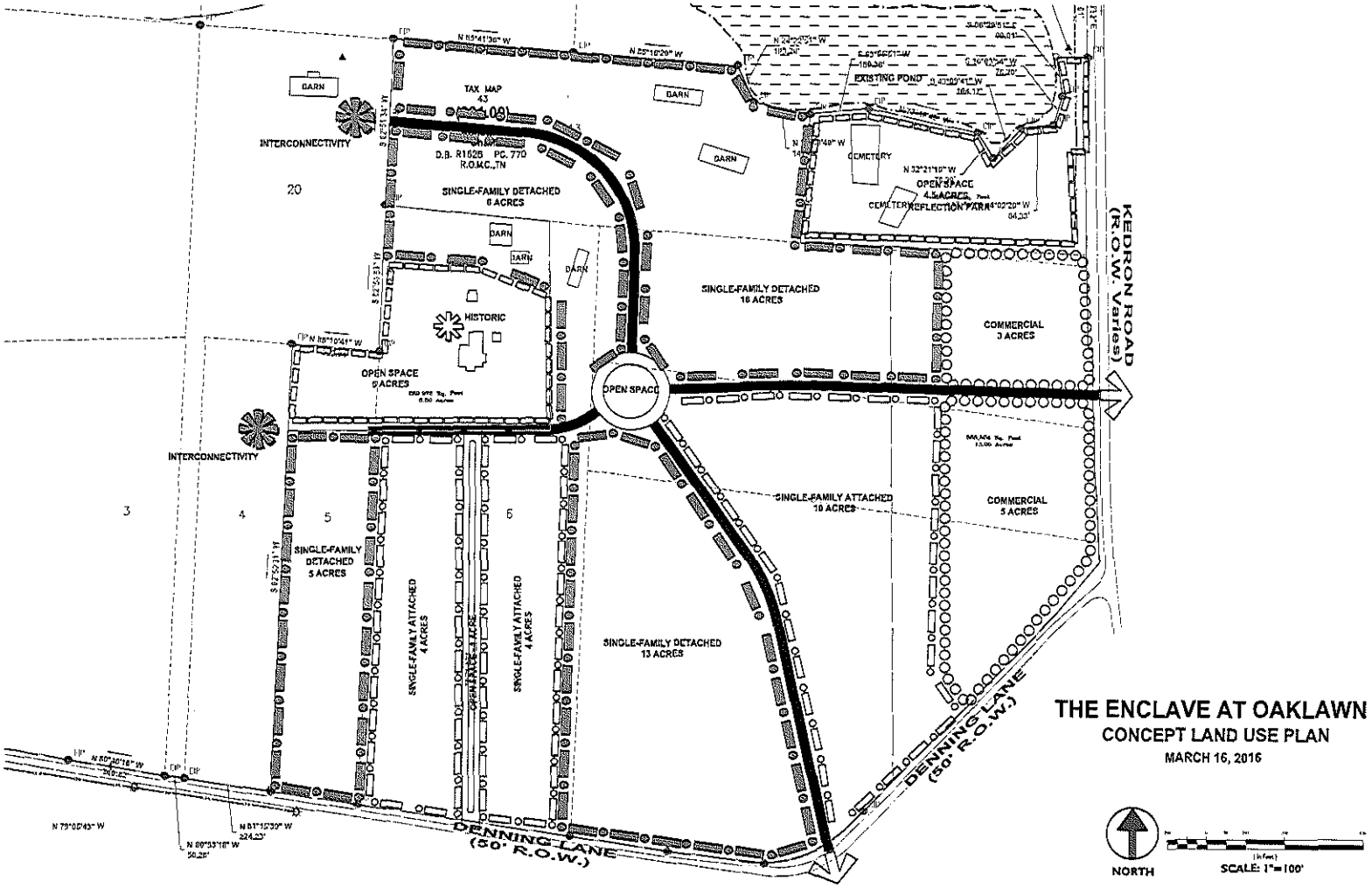
Encl

Cc: City of Spring Hill Historic Commission Members
Mr. Victor Lay, City of Spring Hill City Administrator
Mr. Dan Allen, City of Spring Hill Infrastructure Director
Ms. Dara Sanders, City of Spring Hill Planner

conceptual bubble plan for

The Enclave at Oaklawn

a traditional neighborhood development



Land Use within
The Enclave at Oaklawn
a traditional neighborhood development

82.70 acres comprise the site

16.54 acres dedicated to Open Space and a Park (20% of the total acreage)
- 12.00 acres will be utilized as open space throughout
- 4.54 acres will be devoted to Reflection Park

8.00 acres Commercial uses (Neighborhood Market / Shops)

58.16 acres comprise Single Family dwellings
- 40.00 acres (240 dwellings permitted) Single Family Detached dwellings
- 18.16 acres (182 dwellings permitted) Single Family Attached and Multi-Use residential dwellings

Total dwelling density equates to 5.10 dwellings per acre within

The Enclave at Oaklawn

Spring Hill Planning Commission Meeting

TO:	Spring Hill Planning Commission
FROM:	Dara Sanders, City Planner
MEETING:	June 13, 2016
SUBJECT:	RZN 159-2015 (5242 Main Street)

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.

April 11th Planning Commission meeting: The Planning Commission voted to defer this item to allow for the Board of Mayor and Aldermen to vote on a similar request for the property to the north (5238 Main Street). In May of 2016, the BOMA approved the request for the property to the north with several conditions limiting the use of the property below that permitted by the B-4 zoning district. The restricted uses of the property are as follows:

- Public garages or parking lots, off-site parking lots, or other motor vehicle services *{Article VII, Subsection 1.2(4)} {Article VII, Subsection 3.1(1)} {Article VII, Subsection 4.1(2)}*
- Automobile sales or rentals *{Article VII, Subsection 3.1(1)}*
- Filling stations *{Article VII, Subsection 3.1(1)}*
- Bus terminals *{Article VII, Subsection 3.1(1)}*
- Warehouses or mini-warehouse storage units of any kind *{Article VII, Subsection 4.1(2)}*
- Movie theaters *{Article VII, Subsection 3.1(1)}*
- Drive-in/drive-through businesses *{Article VII, Subsection 4.1(10)}*
- Outdoor advertising signs and outdoor advertising structures *{Article VI, Section 3.1(1)}*
- Dwelling units limited to the loft live/work style *{Article VII, Subsection 1.1(1)} {Article VII, Subsection 5}*

These restrictions general equate to the B-2 zoning district, which currently regulates the subject property.

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.

required front yard for a dwelling along such side street.

Section 3. R-2 Residential District (Medium Density)

Intent: To provide a medium density, single-family residential environment having good access to public water, schools and other community facilities, but well separated from heavy traffic and other incompatible activities.

Within the R-2 Residential Districts, as shown on the municipal zoning map, the following shall apply:

3.1 Uses Permitted.

3.1(1) Single-detached dwellings.

3.1(2) Residential planned unit developments.

3.2 Uses Permitted on Appeal.

3.2(1) Uses or structures permitted on appeal in R-1, Residential Districts.

3.3 Uses Prohibited.

3.3(1) All other types of dwellings (as defined in Article III of this ordinance), mobile home parks, apartments, all commercial uses and all industrial uses that are not specifically permitted, permitted on appeal, or permitted by implication, are strictly prohibited.

3.4 Lot Area, Lot Width, Yards and Building Area.

The principal structure or structures shall be located to comply with the following requirements:

3.4(1) Lot Area, Lot Width, and Building Area.

3.4(1.1) Minimum lot Area ..... 10,000 sq. ft.

Minimum lot width at building line.....80 feet

Minimum rear yard..... 25 feet

Minimum side yard..... 10 feet

3.4(2) Front Yards.

All principal and accessory structures shall be set back from the right-of-way lines of streets the minimum distance shown below, according to their classifications as indicated on the latest official municipal thoroughfare plan.

Arterial Street..... 50 feet
Collector Streets..... 40 feet
Minor Streets..... 30 feet

3.4(3) Building Area.

The total building area shall not exceed thirty-five percent (35%) of the lot. Accessory structures shall not cover more than thirty percent (30%) of any required rear yard.

3.5 Height.

Principal structures shall not exceed fifty (50) feet in height.

3.6 Location of Accessory Structures.

3.6(1) With the exception of signs, accessory structures shall not be erected in any required front or side yard.

3.6(2) Accessory structures shall be located at least five (5) feet from rear lot lines and from any building on the same lot.

required front yard for a dwelling along such side street.

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Minimum lot width at building line.....80 feet

Minimum rear yard..... 25 feet

Minimum side yard..... 10 feet

3.4(2) Front Yards.

All principal and accessory structures shall be set back from the right-of-way lines of streets the minimum distance shown below, according to their classifications as indicated on the latest official municipal thoroughfare plan.

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.

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.

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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

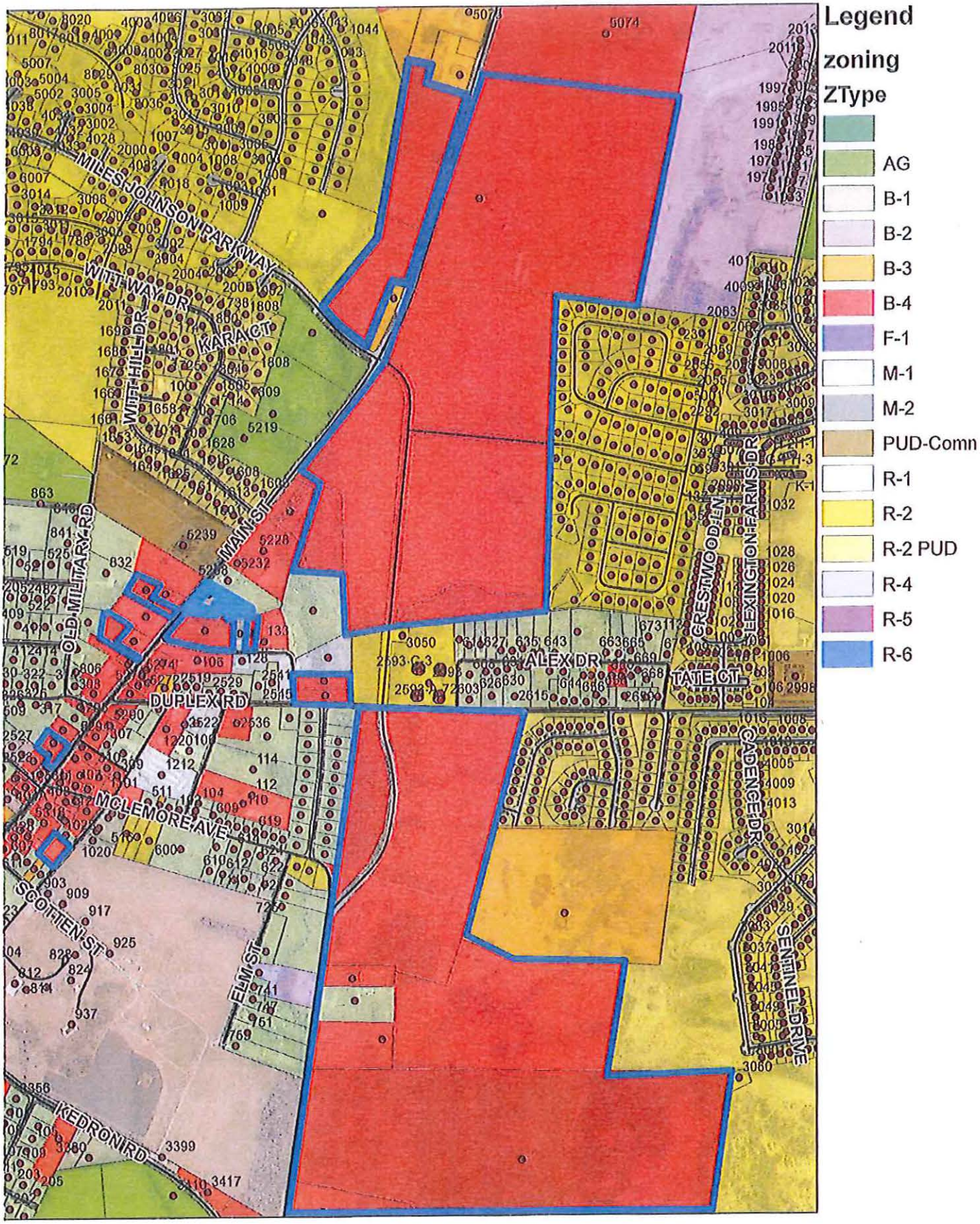
- Formal landscaping
- Moderately dense street trees, bushes, and planting strips
- Public spaces
- Town square

Transportation

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

Infrastructure

- Municipal water and sewer service



Subject property Vacant or underutilized property zoned B-4

Spring Hill Planning Commission

TO:	Spring Hill Planning Commission
FROM:	Dara Sanders, Planning Director
MEETING:	June 13, 2016
SUBJECT:	NPC 165-2016 (Avenue Downs)

NCP 165-2016: Submitted by Mullins, LLC. for property located on Duplex Rd and Port Royal Dr. The property is zoned R-2, Medium Density Residential, and R-4, High Density Residential, and contains approximately 54 acres. The applicant requests Neighborhood Concept Plan approval for 118 single family detached lots and 57 single family attached lots.

Property description and history: This undeveloped property is located southwest of the intersection of Duplex Road and Port Royal Road and is regulated by two different zoning districts: R-2, Medium Density Residential, and R-4, High Density Residential. Based on City data, an impaired stream traverses through the property, as indicated in the attached exhibit. The surrounding land use is primarily single-family residential. The property to the northeast of the project boundary is currently vacant and zoned B-4, Central Business District, and has several use restrictions pursuant to the rezoning ordinance from 2006.

The R-4 portion of the project boundary was rezoned from Ag, Agricultural, in May of 2006. Based on the limited records from that period of time, it appears that the rezoning request was approved without an accompanying preliminary development plan. Staff has included a sketch plan that was approved by the Planning Commission in May of 2007, one year after the rezoning of the property. This sketch plan has expired and is considered null and void.

Request: The applicant requests neighborhood concept plan approval for a combination of attached and detached lots for a total of 175 dwelling units. The plat shall be updated to reflect the number of dwelling units proposed.

March 28th Planning Commission Work Session: Staff was asked by the Planning Commission to research the property boundary as presented at the March work session. Based on staff's findings, the property was not properly subdivided in accordance with the City's subdivision requirements, as a portion of the parent tract was deeded to a second party in 2015 without submitting a lot split application to the Planning Department. Because of this reason and other insufficiencies in the information provided on the plan, this application did not move forward to the April 11th voting meeting.

Streets and sidewalk: Duplex Road is designated as an Arterial in the Major Thoroughfare Plan, which requires a minimum of 95 feet of right-of-way, and Port Royal Road is designated as a Collector, which requires a minimum of 75 feet of right-of-way. Sufficient right-of-way in accordance with the City's regulations does not currently exist.

Based on City data, Duplex Road is an unimproved two-lane street with approximately 20 feet of deteriorating pavement and open ditch. Similarly, Port Royal is an unimproved two-lane street with approximately 20 feet of pavement and open ditch. The Duplex Road street improvements indicate a continuous left turn lane along the property's frontage.

The applicant does not propose street improvements in accordance with the City's Major Thoroughfare Plan or Subdivision Regulations. Without street improvements for Duplex Road in addition to those planned by the State and for Port Royal Road, staff does not support this proposal, finding that the addition of 175 new dwelling units at this location will have a negative impact on the City's transportation network and health, safety, and welfare of the general public.

The applicant proposes several new streets with this application, including three new intersections: two new intersections on Duplex Road resulting in an offset configuration, and one on Port Royal Road. New Street connections to and driveways onto Duplex Road, a State highway, are also subject to approval by the Tennessee Department of Transportation (TDO). The driveway separation requirements for State rights-of-way have changed from 50 feet to 200 feet, and staff has not received any indication that this proposal has obtained TDOT approval. Additionally, based on these new TDOT

requirements, this proposal creates the potential for access issues to the commercially zoned property at the southwest corner of the intersection of Duplex and Port Royal.

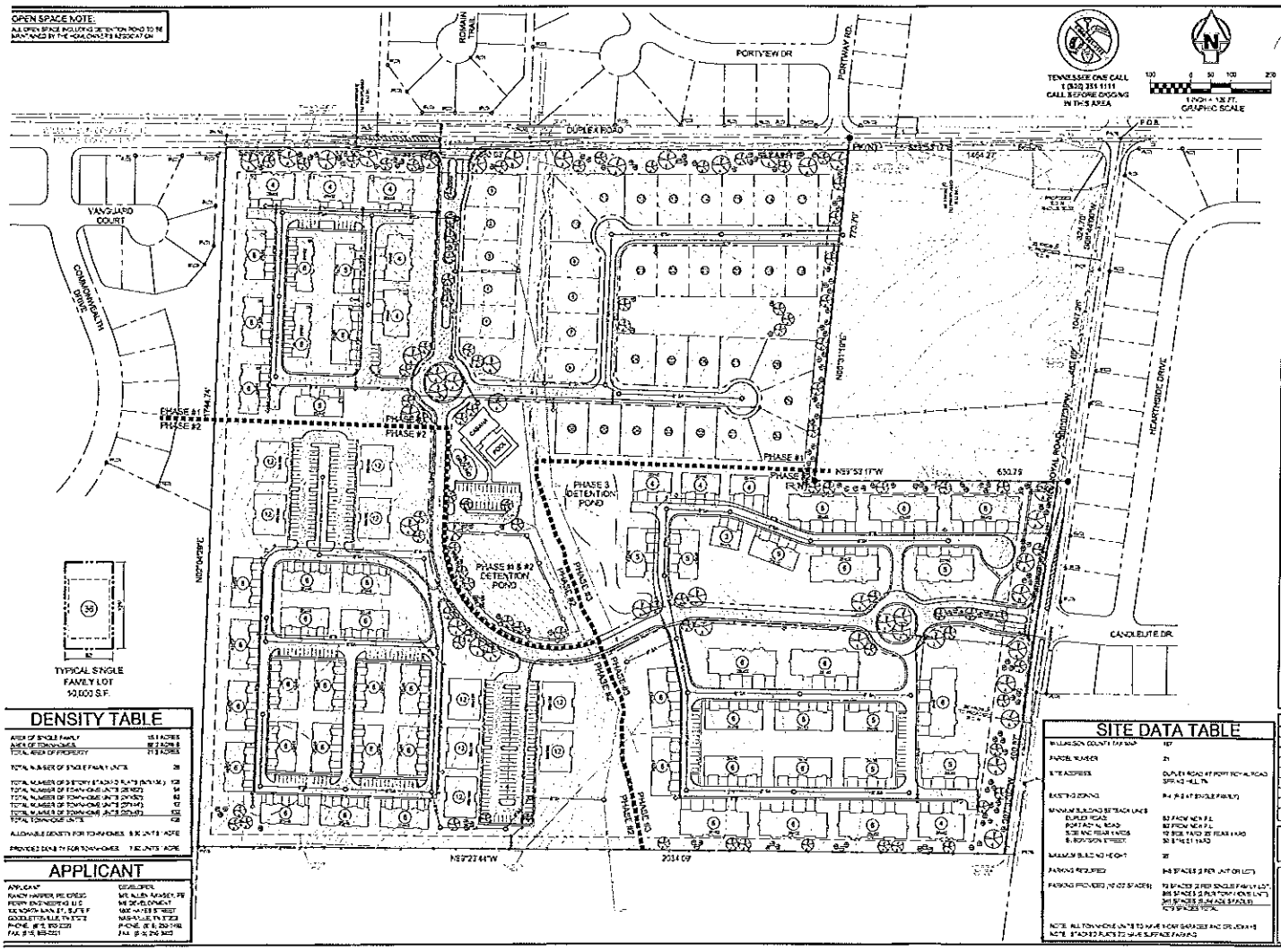
Bicycle and Greenway Plan: Duplex Road is designated as a multi-use path route, and Port Royal Road is designated as a bike lane route. The applicant does not propose to accommodate bicycles and pedestrians on these two streets in accordance with the City's plan.

Recommendation: Based on the negative impact this project will have on the City's transportation network, the intersection of Duplex Road and Port Royal Road, and the applicant's refusal to improve the adjacent streets, staff recommends denial of NCP 165-2016.

Should the Planning Commission be in favor of approving NCP 165-2016, staff recommends the following conditions of approval:

1. Prior to the submittal of a preliminary plat for any phase in this project boundary, the applicant shall coordinate with the Tennessee Department of Transportation to obtain approval for the two proposed street connections and to evaluate the need for one or more dedicated right-turn lanes on Duplex Road.
2. The preliminary plat application shall include street improvements to Port Royal Road as follows:
   a. Dedicated right-turn lane and dedicated left turn lane onto Street "A"
   b. Improvement of Port Royal Road from the southern project boundary to the terminus of the planned intersection improvements at Port Royal and Duplex to include 34 feet of pavement, curb, gutter, bike lane, and sidewalk pursuant to the City's Subdivision Regulations.
3. No final plat shall be approved prior to the installation of a traffic signal at the intersection of Port Royal Road and Duplex Road.
4. The applicant/developer shall be assessed a fee of contribution to the stream crossing for the extension of Street "A" to the west.
5. Neighborhood Concept Plan approval shall be valid for a period of three (3) years, during which time a preliminary plat application must be submitted. Because a phasing plan has not been proposed, the minimum vesting period shall apply to the project boundary.
6. Modification to the approved Neighborhood Concept Plan may require Planning Commission approval prior to the submittal and consideration of a Preliminary Plat application.

OPEN SPACE NOTE:
ALL OPEN SPACE INCLUDING DETENTION POND TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION



DENSITY TABLE

AREA OF SINGLE FAMILY	15.1 ACRES
AREA OF TOWNHOMES	[illegible]
TOTAL AREA OF PROPERTY	[illegible]
TOTAL NUMBER OF SINGLE FAMILY UNITS	38
TOTAL NUMBER OF 2-STORY TOWNHOME UNITS (BUILDING 1)	12
TOTAL NUMBER OF TOWNHOME UNITS (BUILDING 2)	54
TOTAL NUMBER OF TOWNHOME UNITS (BUILDING 3)	60
TOTAL NUMBER OF TOWNHOME UNITS (BUILDING 4)	12
TOTAL NUMBER OF TOWNHOME UNITS (BUILDING 5)	108
TOTAL TOWNHOME UNITS	246
ALLOWABLE DENSITY FOR TOWNHOMES	8.00 UNITS / ACRE
PROVIDED DENSITY FOR TOWNHOMES	7.80 UNITS / ACRE

APPLICANT

APPLICANT	DEVELOPER
RANDY HARPER, PE, CFEDS	MR. ALLEN MASSEY, PE
PERRY ENGINEERING, LLC	M&S DEVELOPMENT
100 NORTH MAIN ST., SUITE F	1000 WEST SIXTH STREET
GOODLETTSVILLE, TN 37072	MURFREESBORO, TN 37129
PHONE: (615) 850-2201	PHONE: (615) 904-7148
FAX: (615) 850-2201	FAX: (615) 904-7148

SITE DATA TABLE

WILLIAMSON COUNTY TAX MAP	107
PARCEL NUMBER	21
SITE ADDRESS	DUPLEX ROAD AT PORT ROYAL ROAD SPRING HILL, TN
EXISTING ZONING	R-1 (RESIDENTIAL)
MINIMUM BUILDING SETBACK LINES	
DUPLEX ROAD	50' FROM NEW R.O.W.
PORT ROYAL ROAD	50' FROM NEW R.O.W.
SIDE AND REAR YARDS	10' SIDE YARD, 20' REAR YARD
SUBDIVISION STREET	30' FROM R.O.W.
MAXIMUM BUILDING HEIGHT	35'
PARKING REQUIRED	[illegible] SPACES 2 PER UNIT OR LOT
PARKING PROVIDED (TOTAL 1,027 SPACES)	72 SPACES 2 PER SINGLE FAMILY LOT; [illegible] SPACES 2 PER TOWNHOME UNIT; 341 SPACES GARAGE SPACES; [illegible] SURFACE SPACES

NOTE: ALL TOWNHOME UNITS TO HAVE HOME GARAGES AND DRIVEWAYS
NOTE: STACKED SPACES TO HAVE SURFACE PARKING

PERRY ENGINEERING, LLC

M&S DEVELOPMENT

SKETCH PLAN FOR:
HAVERING SPRINGS SUBDIVISION
DUPLEX RD. AT PORT ROYAL RD.
SPRING HILL, WILLIAMSON/MAURY COUNTY, TENNESSEE 37174

REV.	DATE	COMMENT
1	10-08-07	CITY REVIEW

PROJ. NO. 112-007

SKETCH PLAN

SK-1

DATE: MARCH 2, 2007
SCALE: SKETCH PLAN

ORDINANCE NO. 06-02

AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE AND MUNICIPAL ZONING MAP BY THE RECLASSIFICATION OF THE PROPERTY OF MS DEVELOPMENT CORPORATION, AS SHOWN ON MAURY COUNTY TAX MAP 28, PARCEL 6, AND WILLIAMSON COUNTY TAX MAP 167, PARCEL 21, CONSISTING OF 54.11 ACRES MORE OR LESS, FROM AGRICULTURAL TO R-4, RESIDENTIAL

BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE:

That the Spring Hill Municipal Zoning Ordinance, Ordinance No. 74.2, and the municipal zoning map of the City of Spring Hill, as the same have been previously amended, are hereby further amended by the reclassification of the property of MS Development Corporation, on Duplex Road, and as shown on Maury County Tax Map 28, Parcel 6 and Williamson County Tax Map 167, Parcel 21, consisting of 54.11 acres, more or less, from Agricultural to R-4, Residential

This Ordinance shall take effect from and after its adoption, the Public welfare requiring it.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, on the 15th day of May, 2006.

_____
Danny M. Leverette, Mayor

ATTEST:

_____
April Goad, City Recorder

LEGAL FORM APPROVED:

_____
Tim Underwood, City Attorney

Passed on 1st reading_____

Passed on 2nd reading_____

City of Spring Hill
Planning Commission

DATE: May 18, 2016

REQUEST: Release the maintenance bond for Wade's Grove Section 5A & 5B

SUBMITTED BY: Thomas S. Wolf, City Engineer TSW

OVERVIEW:

- A performance bond was established for Section 5A & 5B in the amount of $74,891.68.
- The performance bond was reduced to a maintenance bond of $61,058.78 on 02/22/2011.
- Binder was put down in January 2008; road was final topped in July 2014.
- All certificates of satisfaction have been signed off on from inspectors.

PC ACTION REQUESTED:

- Approve PC Resolution 16-45 to recommend to BOMA to accept the road rights-of-way and public improvements for Wade's Grove Section 5A
- Approve PC Resolution 16-46 to recommend to BOMA to accept the road rights-of-way and public improvements for Wade's Grove Section 5B
- Approve PC Resolution 16-47 to release the maintenance bond for Wade's Grove Section 5A & 5B

RESOLUTION 16-45 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 WADE'S GROVE SECTION 5A

WHEREAS, John Maher Builders, Inc. has a recorded Final Plat for Wade's Grove Section 5A in Williamson County Plat Book P49, Page 75; 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 Improvements within Wade's Grove Section 5A as shown on the recorded plat is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 13th day of June, 2016.

_____
Paul Downing, Chairman

_____
Dara Sanders, Secretary

RESOLUTION 16-46 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 WADE'S GROVE SECTION 5B

WHEREAS, John Maher Builders, Inc. has a recorded Final Plat for Wade's Grove Section 5B in Williamson County Plat Book P56, Page 45; 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 Improvements within Wade's Grove Section 5B as shown on the recorded plat is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 13th day of June, 2016.

_____
Paul Downing, Chairman

_____
Dara Sanders, Secretary

RESOLUTION 16-47 OF THE PLANNING COMMISSION OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR WADE'S GROVE SECTION 5A AND 5B

WHEREAS, a Surety Letter of Credit 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 in 2014, 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 Maintenance Bond for Wade's Grove Section 5A and 5B in the amount of $61,059.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Wade's Grove Section 5A and 5B in the amount of **$61,059.00** is hereby approved.

Passed and adopted this 13th day of June, 2016

_____
Paul Downing, Chairman

_____
Dara Sanders, Secretary

CERTIFICATE OF SATISFACTORY COMPLETION

February 25, 2016

John Maher Builders

Wades Grove

Phase 3A, 3B, 4,5A, 5B

Development Name: John Maher

Phase or Section of Construction: Wades Grove Phase 3A, 3B, 4,5A, 5B

Public Improvements: Curbs, Street sign, Storm Water, Water, Sewer Collection

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

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

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

City of Spring Hill Utility Inspector (signature)

Chris Crumley

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 25, 2016

John Maher Builders

Wades Grove

Phase 3A, 3B, 4,5A, 5B

Development Name: John Maher

Phase or Section of Construction: Wades Grove Phase 3A, 3B, 4,5A, 5B

Public Improvements: Curbs, Side Walks, Signs Street Lights, Final Topping on streets

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

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

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City of Spring Hill Utility Inspector (signature)

Chris Crumley

Printed name:

Approved By:

Jeff Foster, Director of Public Works

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DRAINAGE PIPE CHART	
Line Number	Pipe Size
325	15" RCP
326/399	18" RCP

CERTIFICATION 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 8013 Page 836, County Registrars Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that when all improvements dedicated for all public ways, utilities, and other facilities have been built.

Date 1-15-08 Owner

CERTIFICATION 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, and that it is a Class "S" Land Survey as defined in Title 62, Chapter 14, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1: 10,000.

Date 1/15/2008 Registered Land Surveyor No. Number

CERTIFICATION OF APPROVAL OF WATER & SEWER SYSTEM

I hereby certify that the Water and Sewer system installed or indicated on the preliminary plat submission plat entitled Wades Grove Subdivision Section Five has been installed in accordance with normal local and state governmental requirements, or a sufficient bond or other surety has been filed for guarantee said installation.

1-16-08 Date Director, Agency or Authorized Engineering Agent

CERTIFICATE OF APPROVAL OF PUBLIC WAYS OR BOND POSTING

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

1-18-08

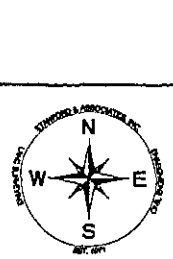
CERTIFICATE OF APPROVAL FOR RECORDING

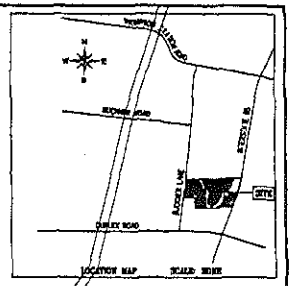
I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Spring Hill Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the Office of the County Register.

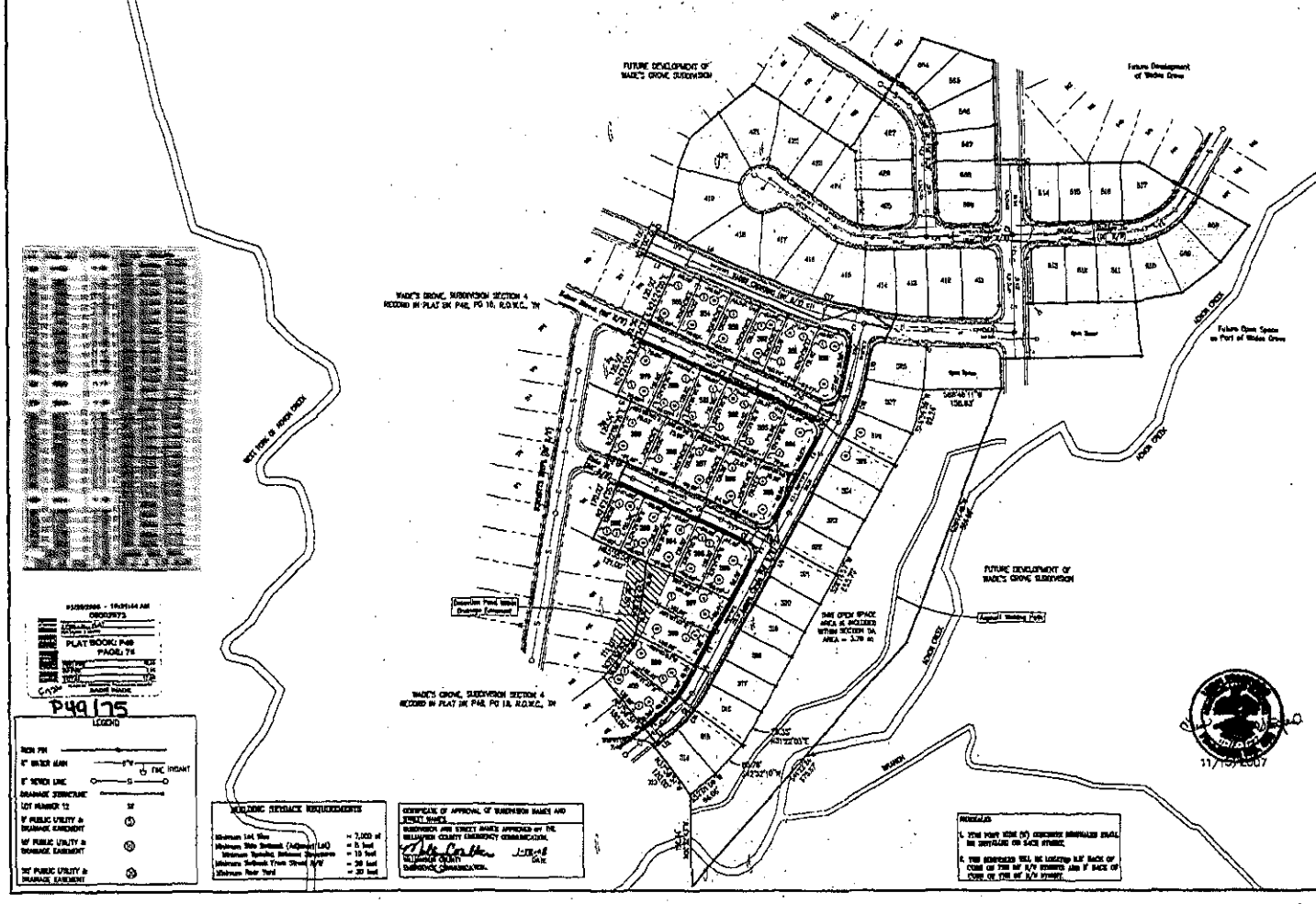
Date 1/17/2008 Secretary, Planning Commission

NOTES:

1. The Homeowner's Association of Wades Grove Subdivision shall be responsible for the Maintenance of Open Space and Amenities in Wades Grove Subdivision Section 5-A as shown on this Plat.
2. The Developer of Wades Grove Subdivision Section 5-A will be required to install Street Lights and Street Signs in Section 5-A in Accordance with the City of Spring Hill Subdivision Regulations.
3. FLOOD NOTE: This parcel is not included within areas designating as a special flood hazard are on the latest National Flood Insurance Program Maps available to us as of this date.
4. The purpose of this plat is to create 26 new single family building lots.
5. The lots, roads and open spaces shown in the shaded area of this plat all in Section 5-A and will be submitted for approval by the City Planning Commission at a later date.
6. Density Calculations: 26 lots/11.87 acres = 2.19 du/acres.






FUTURE DEVELOPMENT OF WADE'S GROVE SUBDIVISION
Future Development of Wades Grove
WADE'S GROVE, SUBDIVISION SECTION 4 RECORD IN PLAT BK P48, PG 10, R.O.W.C., TN
Future Open Space on Part of Wades Grove
FUTURE DEVELOPMENT OF WADE'S GROVE SUBDIVISION
WADE'S GROVE, SUBDIVISION SECTION 4 RECORD IN PLAT BK P48, PG 10, R.O.W.C., TN
NORTH FORK OF NOLAN CREEK
NOLAN CREEK
NOLAN CREEK
NOLAN CREEK
Drainage Easement
Asphalt Walking Path
Open Space
Open Space
Open Space

CERTIFICATE OF SATISFACTORY COMPLETION

February 25, 2016

John Maher Builders

Wades Grove

Phase 3A, 3B, 4,5A, 5B

Development Name: John Maher

Phase or Section of Construction: Wades Grove Phase 3A, 3B, 4,5A, 5B

Public Improvements: Curbs, Side Walks, Signs Street Lights, Final Topping on streets

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

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

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

City of Spring Hill Utility Inspector (signature)

Chris Crumley

Printed name:

Approved By:

Jeff Foster

Jeff Foster, Director of Public Works

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CERTIFICATE OF SATISFACTORY COMPLETION

February 25, 2016

John Maher Builders

Wades Grove

Phase 3A, 3B, 4,5A, 5B

Development Name: John Maher

Phase or Section of Construction: Wades Grove Phase 3A, 3B, 4,5A, 5B

Public Improvements: Curbs, Street sign, Storm Water, Water, Sewer Collection

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58 is part of SA bond

CERTIFICATION 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 R3302 Page 525 County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date 8-22-12 Owner: Pinnacle National Bank

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 class " B " Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1: 10,000.

Date: 07/12/2012 Registered Land Surveyor: Number: 652

CERTIFICATE OF APPROVAL OF WATER & SEWER SYSTEM

I hereby certify that the Water and Sewer system outlined or indicated on the final plat subdivision plat entitled Wades Grove Section 5-B has 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.

8-27-12 Date Name, Title, Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF PUBLIC WAYS OR BONDING

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

8-27-12 Date Name, Title, Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Spring Hill Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the Office of the County Register.

Date 8-23-12 Secretary of Planning Commission

NTEMC Provides Electrical Service to Section 5-B Lots shown on this plat.

Date Signature & Title

Lot	Area (sf)	Acres	Street Address
314	7546	0.17	1050 ADKIN CIRCLE
315	8087	0.19	1052 ADKIN CIRCLE
316	8362	0.19	1054 ADKIN CIRCLE
317	7200	0.17	1056 ADKIN CIRCLE
318	8400	0.19	1058 ADKIN CIRCLE
319	7200	0.17	1070 ADKIN CIRCLE
320	7800	0.18	1072 ADKIN CIRCLE
321	8400	0.19	1074 ADKIN CIRCLE
322	7200	0.17	1076 ADKIN CIRCLE
323	7800	0.18	1078 ADKIN CIRCLE
324	8400	0.19	1080 ADKIN CIRCLE
325	7200	0.17	1082 ADKIN CIRCLE
326	8339	0.19	1084 ADKIN CIRCLE
327	9643	0.22	1086 ADKIN CIRCLE
328	9737	0.22	1088 ADKIN CIRCLE
Total Area = 121,414 sf = 2.79 Acres			

DRAINAGE PIPE CHART	
Lot Number	Pipe Size
313/314	21" CPP
319/321	24" CPP
325/326	18" RCP

SIDEWALKS:

1. Sidewalks were shown on the Final Plat of Section 5-A the Crossing At Wades Grove of Record in Plat Book P48 Page 75 R.O.W.C. TN.

2. The Sidewalks were bonded as part of Section 5-A.

LEGEND

IRON PIN

8" WATER MAIN — 5'W — FIRE HYDRANT

8" SEWER LINE — S

DRAINAGE STRUCTURE

LOT NUMBER 12

5' PUBLIC UTILITY & DRAINAGE EASEMENT

10' PUBLIC UTILITY & DRAINAGE EASEMENT

20' PUBLIC UTILITY & DRAINAGE EASEMENT

BUILDING SETBACK REQUIREMENTS

Minimum Lot Size	= 7,000 sf
Minimum Side Setback (Adjacent Lot)	= 5 feet
Minimum Spacing Between Structures	= 15 feet
Minimum Setback From Street R/W	= 20 feet
Minimum Rear Yard	= 30 feet

08/28/2012 - 04:06:11 PM
12035615
1 PGS. ALL PLAT
BATCH 36098
FLAT BOOK: P56
PAGE: 45
REC FEE 10.00
DP FEE 3.00
TOTAL 13.00
BADER WADE
REGISTER OF DEEDS WILLIAMSON COUNTY

H-148

P56/45

Future Development of Wades Grove

FUTURE OPEN SPACE LOT 800

OPEN SPACE AREA IS INCLUDED WITHIN SECTION 5-A AREA = 3.78 ac

FUTURE DEVELOPMENT OF WADE'S GROVE SUBDIVISION

Crossing At Wades Grove Section 5-A Record Plat Bk P48, Pg 75

Crossing At Wades Grove Section 4 Record Plat Bk P48, Pg 18

Crossing At Wades Grove Section 2 Section 3 Record Plat Bk P48, Pg 44

Adkin Cove (50' R/W)

Wades Ridge (50' R/W)

Wades Crossing (50' R/W)

79.35' N31°22'03"E

80.76' S42°32'10"W

EL=708.2 100 Yr. Flood

Minimum Floor Elevation Based on Flood Study of Aaron Creek by Walter Davidson Determining the 100 Year Storm Elevation
Minimum Floor Elev Set 2' above 100 Yr. Storm Elevation
Elev = 710' - Lots 314-318
Elev = 711' - Lots 319-322
Elev = 711.5' - Lots 323-324
Elev = 712' - Lots 325-326
Elev = 713' - Lot 327
Elev = 714' - Lots 328

LINE	BEARING	DISTANCE
L1	N52°01'09"E	38.30'
L2	N28°15'57"E	21.92'
L3	N61°45'03"W	18.86'
L4	S28°15'57"W	24.81'

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	171°17'01"	330.60'	99.25'	50.00'	N13°38'56"E	98.86'
C2	23°40'12"	237.57'	98.56'	50.00'	S42°08'13"W	97.88'
C3	87°18'21"	25.00'	38.08'	23.85'	S54°42'08"W	34.51'
C4	111°52'07"	100.67'	196.15'	99.38'	N84°34'44"W	167.83'
C5	137°21'08"	100.67'	235.07'	118.07'	N77°16'30"W	234.53'

SPECIAL NOTES:

1. The Homeowners' Association of Wades Grove Subdivision shall be responsible for the Maintenance of Open Space and Amenities in Wades Grove Subdivision.

2. The Crossings At Wades Grove Subdivision Section 5-B is served access to Public Street and Utilities that was installed and bonded as part of Section 5-A. Section 5-A was required to install Street Lights and Street Signs along Adkin Circle in Accordance with the City of Spring Hill Subdivision Regulations.

3. FLOOD NOTE:

(a) Section 5-B is NOT located within areas designated as special flood hazard are on the latest National Flood Insurance Program Maps available to me as of this date. For Community Panel Number 47187C0265F, revised 9/29/2006.

(b) Lot 314, a portion of Lot 314 was included in the 100 year flood prone area on NFP Map 47187C0265F, revised 9/29/2006, but was removed by FEMA per LOMR-F Case 09-04-1562A, Dated 5/20/2009.

(c) A Flood Study was performed by Walter Davidson for both Aaron Creek and West Fork of Aaron Creek. The 100 year flood elevations was determined and has been used for determine minimum floor elevations for Lots in Section 5-B as shown hereon.

4. PURPOSE NOTE: The creation of 15 new single family residential lots is the purpose for this plat.

CERTIFICATE OF APPROVAL OF SUBDIVISION NAMES AND STREET NAMES

SUBDIVISION AND STREET NAMES APPROVED BY E-E WILLIAMSON COUNTY EMERGENCY COMMUNICATION.

WILLIAMSON COUNTY EMERGENCY COMMUNICATION 8-28-12 DATE

JOHN STANFORD REGISTERED LAND SURVEYOR TENNESSEE No. 652 07/12/2012

CURRENT ZONING: R-2 (PUD)

CITY OF SPRING HILL MUNICIPAL PLANNING COMMISSION
STATE OF TENNESSEE, WILLIAMSON COUNTY
FINAL PLAT OF SECTIONS 5-B

THE CROSSING AT WADE'S GROVE

TOTAL ACRES = 2.79 ac	NEW BUILDING LOTS = 15
MILES NEW ROADS = 0.00	ACRES NEW ROADS = 0.00
OWNER/DEVELOPER: John Weber Builders, Inc. P.O. Box 30727 Franklin, TN 37068-1727 Ph: 615-302-1963	CIVIL DISTRICT 3rd SURVEYOR: Stanford & Assoc., Inc. 618 McLemore Ave Spring Hill, TN 37174 Ph: 931-698-2441
DATE: 07/12/2012	SCALE: 1" = 100' CLOSURE: 1/10,000
PROPERTY MAP 108, PARCEL 39,	DEED BK R3302, PG 525

GRAPHIC SCALE 1" = 100'

0 100 200 300

City of Spring Hill
Planning Commission

DATE: May 19, 2016

REQUEST: Release the maintenance bond for Belshire Phase 1

SUBMITTED BY: Thomas S. Wolf, City Engineer TSW

OVERVIEW:

- A maintenance bond was established 06/2015.
- BOMA resolution 15-74 was passed to accept the road rights-of-way and public improvements as recommended by the Planning Commission.
- Binder was put down in 07/2006; road was final topped in 06/2015.
- All certificate of satisfactions have been signed off on from inspectors.

PC ACTION REQUESTED:

- Approve PC Resolution 16-54 to release the maintenance bond in the amount of $35,830 for Belshire Phase 1

RESOLUTION 16-54 OF THE PLANNING COMMISSION OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR BELSHIRE PHASE 1

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

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

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

WHEREAS, release of said Maintenance Bond is recommended as the Board of Mayor and Alderman has previously approved Resolution 15-74 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 Phase 1 in the amount of $35,830.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Belshire Phase 1 in the amount of **$35,830.00** is hereby approved

Passed and adopted this 13th day of June, 2016

_____
Paul Downing, Chairman

_____
Dara Sanders, Secretary

RESOLUTION 15-74

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVMENTS SHOWN ON THE EXISTING PLAT FOR BELSHIRE PHASE 1

WHEREAS, Harvey Development, LLC has a recorded Final Plat for Belshire Phase 1 in Williamson County Plat Book P45, Page 44; 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 thorough inspections of the road rights-of-way, the design intent has been achieved; and

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

WHEREAS, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way be accepted and the same become a part of the public street system of the City of Spring Hill; and

NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way within Belshire Phase 1 as shown on the recorded plat is hereby approved.

Passed and adopted this 20th day of July, 2015.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

CERTIFICATE OF SATISFACTORY COMPLETION

May 19, 2015

Harvey Developing LLC

Belshire Ph 1

Phase 1

Development Name: Bucky Ingram

Phase or Section of Construction: Belshire Phase 1

Public Improvements: Sewer, Water, Storm Water, Sidewalks (0 lots remain), Street Lights, Street Signs (Sewer needs some work at creek crossing.)

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, 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

May 15, 2016

Harvey Development LLC

Belshire

Phase 1

Development Name: Belshire

Phase or Section of Construction: Phase 1

Public Improvements: Sidewalks, Street Signs, Lights 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.

Tyler Scroggins

City of Spring Hill Utility Inspector (signature)

Tyler Scroggins

Printed name:

Approved By:

Jeff Foster

Jeff Foster, Director of Public Works

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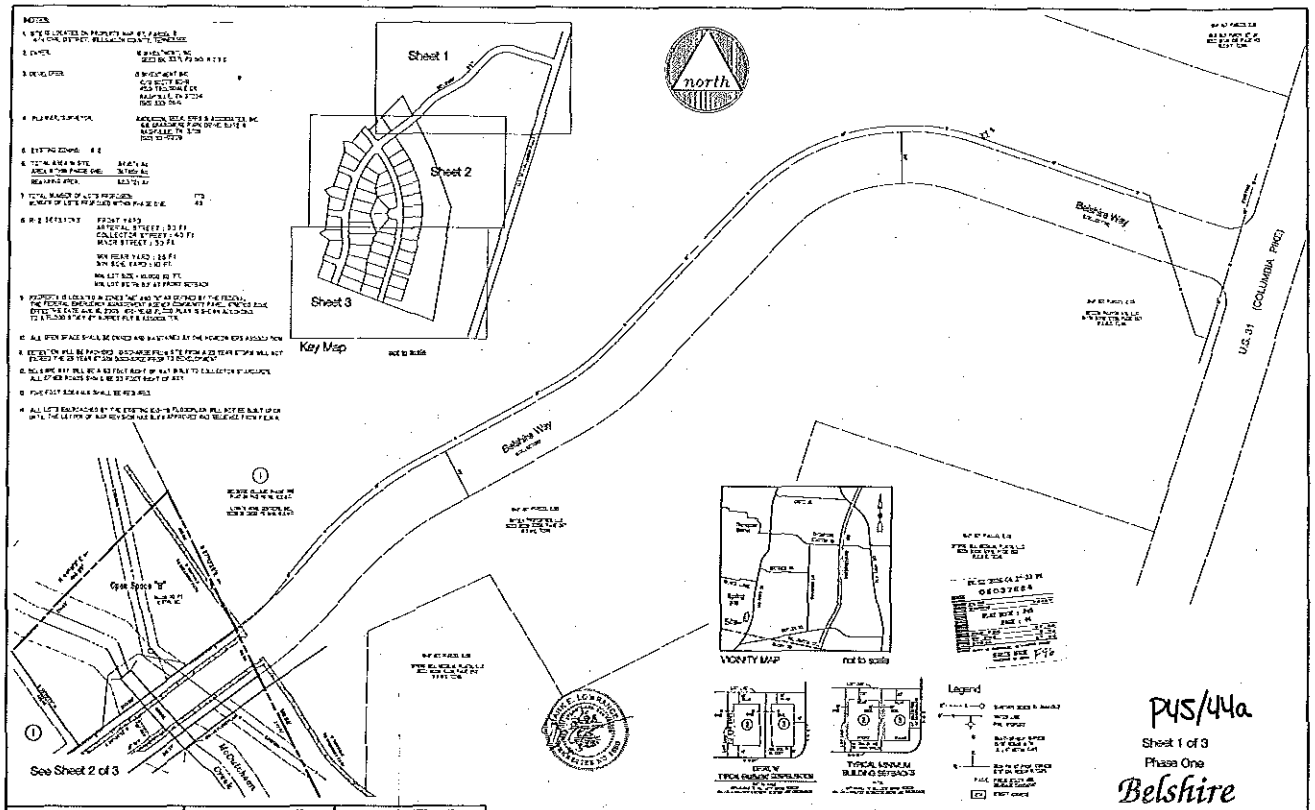
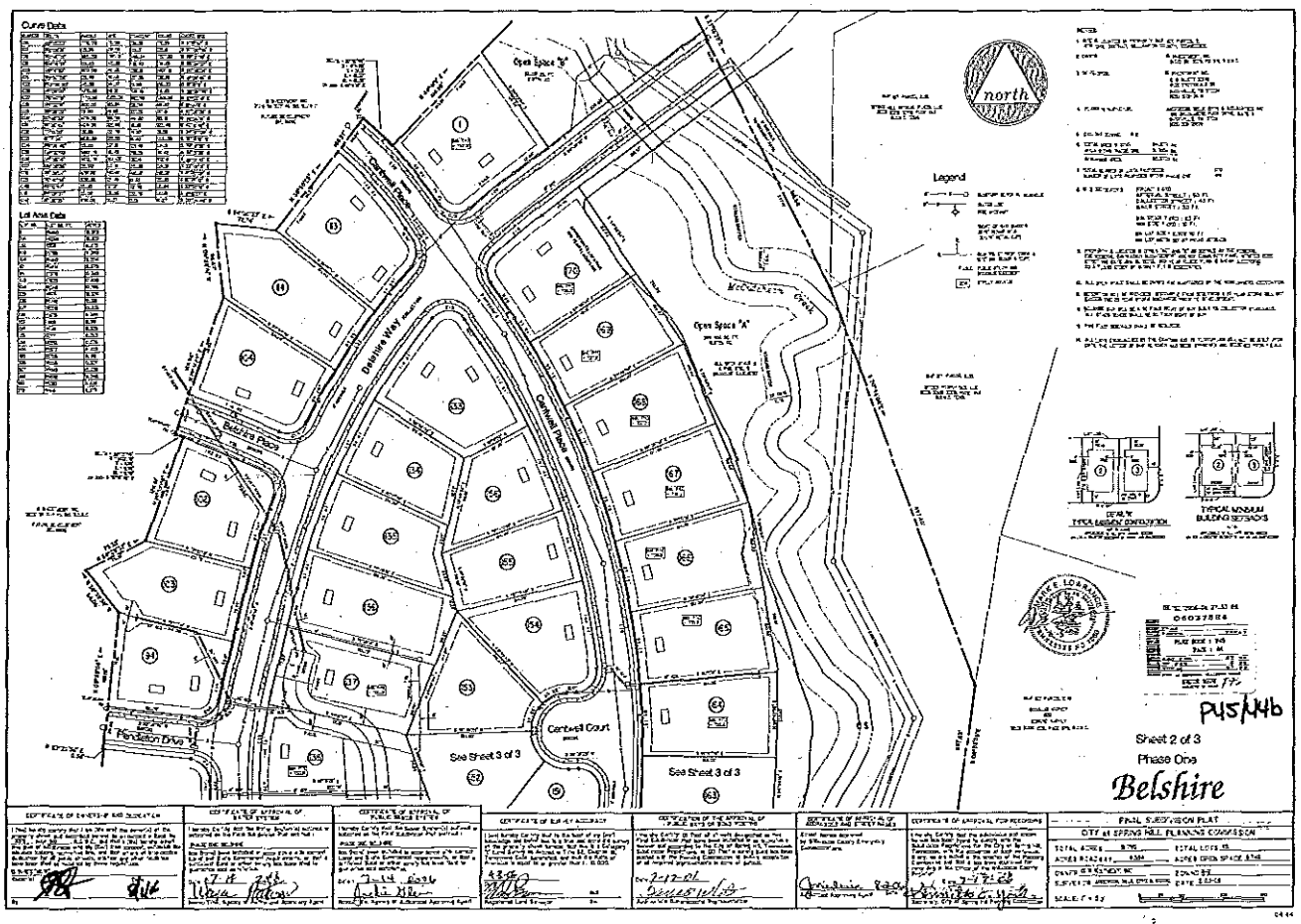
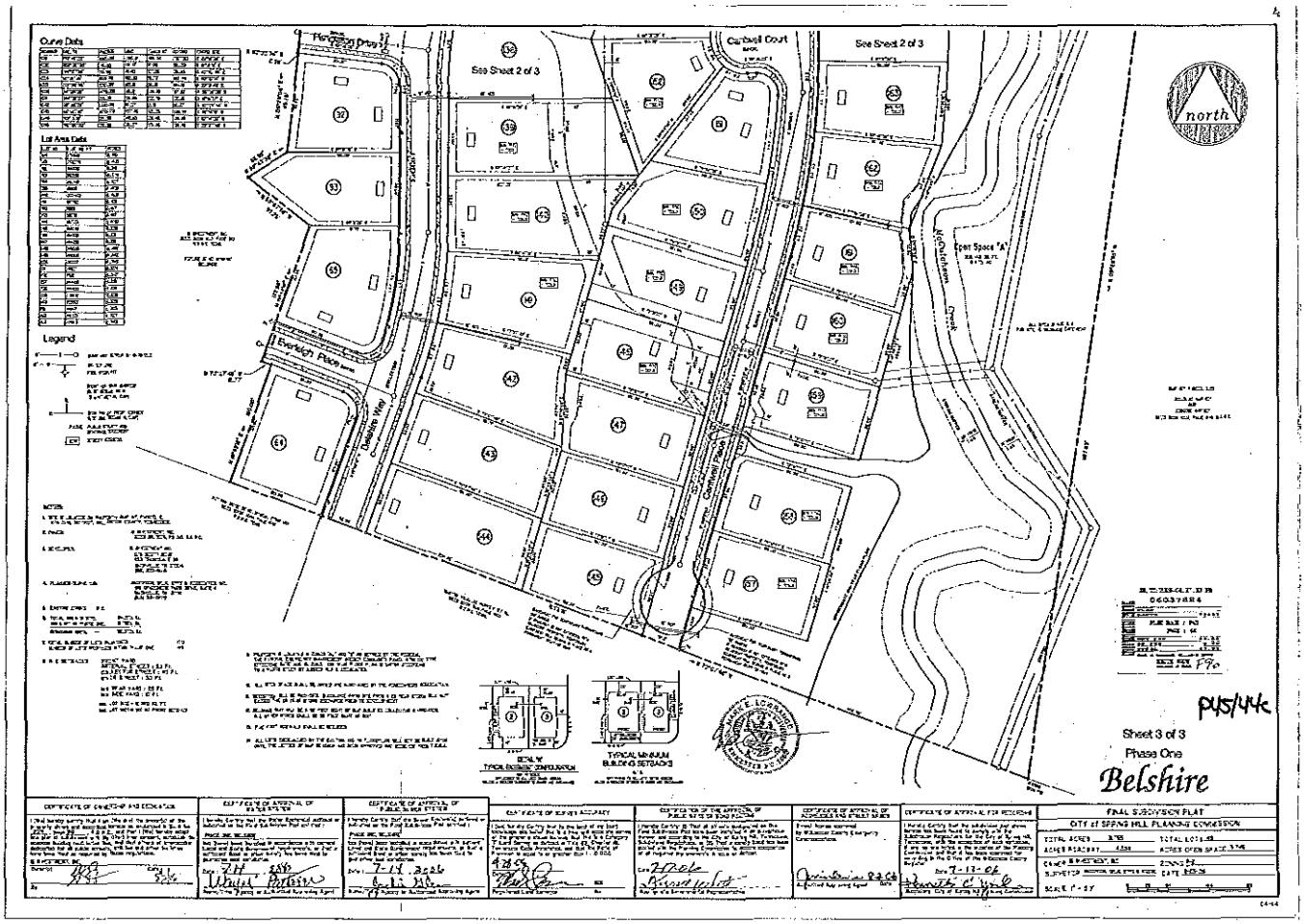

Sheet 1
Sheet 2
Sheet 3
Key Map
not to scale
north
Belshire Way
U.S. 31 (COLUMBIA PIKE)
Open Space "B"
See Sheet 2 of 3
VICINITY MAP
not to scale
TYPICAL RUNOFF CONDITIONS
TYPICAL MINIMUM BUILDING SETBACKS
Legend
P45/44a
Sheet 1 of 3
Phase One
Belshire
FINAL SUBDIVISION PLAT
CITY of SPRING HILL PLANNING COMMISSION


Curve Data
Lot Area Data
Open Space "B"
Open Space "A"
Carnival Place
Dashing Way
Bolivia Place
Fandango Drive
Carnivell Court
See Sheet 3 of 3
See Sheet 3 of 3
north
Legend
TYPICAL LANDSCAPE DETAILS
TYPICAL MINIMUM BUILDING SETBACKS
Sheet 2 of 3
Phase One
Belshire
FINAL SUBDIVISION PLAT
CITY of SPRING HILL PLANNING COMMISSION


Curve Data
Lot Area Data
Legend
See Sheet 2 of 3
Carbell Court
Everlich Place
Open Space "A"
north
TYPICAL MINIMUM BUILDING SETBACKS
Sheet 3 of 3
Phase One
Belshire
FINAL SUBDIVISION PLAT
CITY of SPRING HILL PLANNING COMMISSION

City of Spring Hill
Planning Commission

DATE: May 19, 2016

REQUEST: Release the maintenance bond for Belshire Phase 2

SUBMITTED BY: Thomas S. Wolf, City Engineer TSW

OVERVIEW:

- A maintenance bond was established 06/2015.
- BOMA resolution 15-75 was passed to accept the road rights-of-way and public improvements as recommended by the Planning Commission.
- Binder was put down in 07/2007; road was final topped in 06/2015.
- All certificate of satisfactions have been signed off on from inspectors.

PC ACTION REQUESTED:

- Approve PC Resolution 16-55 to release the maintenance bond in the amount of $36,450 for Belshire Phase 2

RESOLUTION 16-55 OF THE PLANNING COMMISSION OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR BELSHIRE PHASE 2

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

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

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

WHEREAS, release of said Maintenance Bond is recommended as the Board of Mayor and Alderman has previously approved Resolution 15-75 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 Phase 2 in the amount of $36,450.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Belshire Phase 2 in the amount of **$36,450.00** is hereby approved

Passed and adopted this 13th day of June, 2016

_____
Paul Downing, Chairman

_____
Dara Sanders, Secretary

RESOLUTION 15-75

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVMENTS SHOWN ON THE EXISTING PLAT FOR BELSHIRE PHASE 2

WHEREAS, Harvey Development, LLC has a recorded Final Plat for Belshire Phase 2 in Williamson County Plat Book P48, Page 37; 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 thorough inspections of the road rights-of-way, the design intent has been achieved; and

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

WHEREAS, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way be accepted and the same become a part of the public street system of the City of Spring Hill; and

NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way within Belshire Phase 2 as shown on the recorded plat is hereby approved.

Passed and adopted this 20th day of July, 2015.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

CERTIFICATE OF SATISFACTORY COMPLETION

May 19, 2015

Harvey Developing LLC

Belshire Ph 2

Phase 2

Development Name: Bucky Ingram

Phase or Section of Construction: Belshire Phase 2

Public Improvements: Sewer, Water, Storm Water, Sidewalks (0 lots remain), Street Lights, Street Signs

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

May 15, 2016

Harvey Development LLC

Belshire

Phase 2

Development Name: Belshire

Phase or Section of Construction: Phase 2

Public Improvements: Sidewalks, Street Signs, Lights 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.

Tyler Scroggins

City of Spring Hill Utility Inspector (signature)

Tyler Scroggins

Printed name:

Approved By:

Jeff Foster, Director of Public Works

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

NOTES:

Lot Data

Curve Data

Legend

Key Map
not to scale

VICINITY MAP
not to scale

Sheet 1
Sheet 2
Sheet 3
Phase 1

Belshire Way
Tunstall Way
Everwood Place
Cardiff Place Court
Bermudian Drive
Jim Chisholm Creek
OPEN SPACE

See Sheet 2 of 3

See Sheet 2 of 3

Sheet 1 of 3
Phase Two

P48/37A

Belshire

CERTIFICATE OF OWNERSHIP AND DEDICATION

WATER SYSTEM

PUBLIC SERVICE SYSTEM

CERTIFICATE OF SURVEY ACCURACY

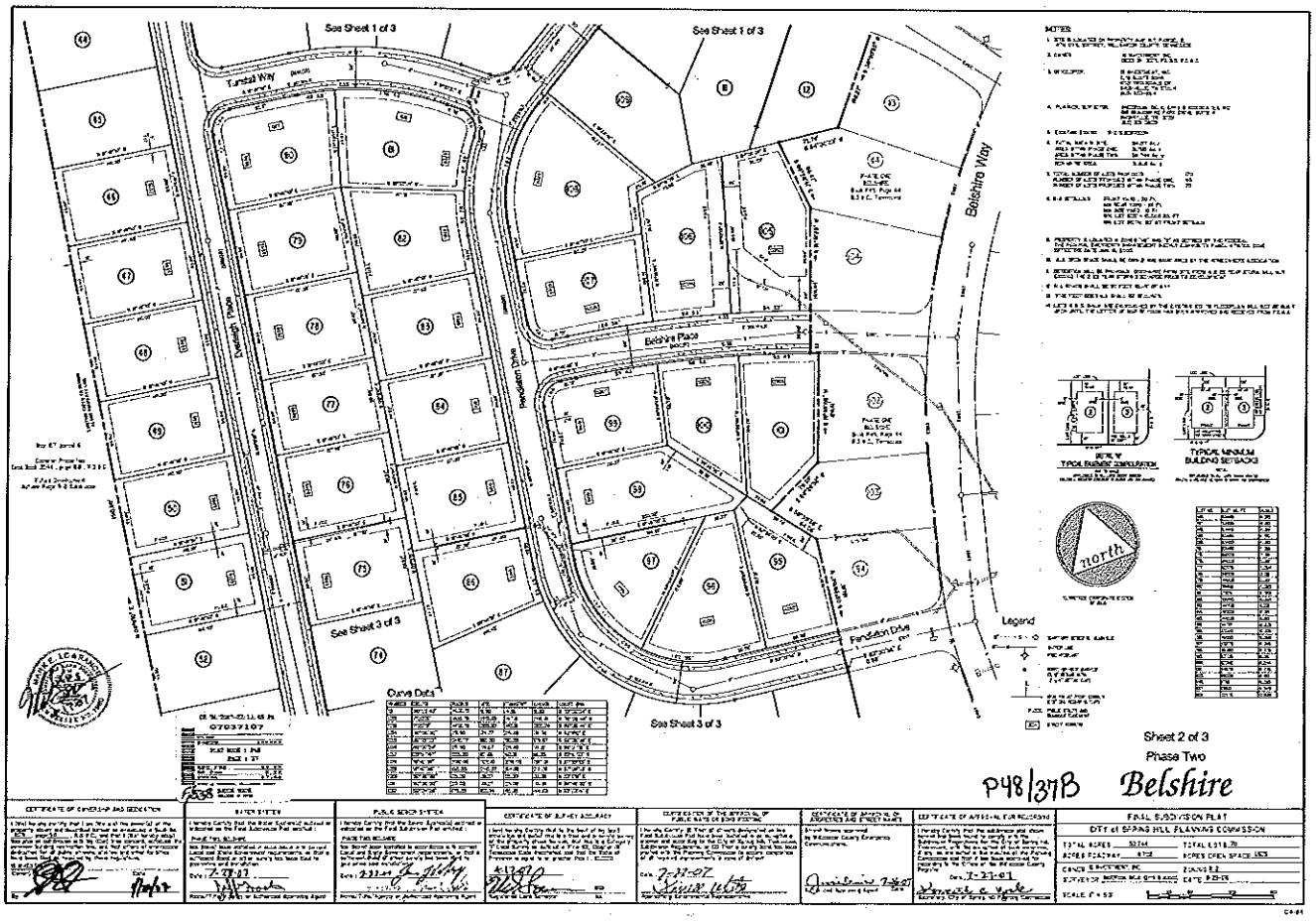
CERTIFICATION OF THE APPROVAL OF PUBLIC WATER OR SEWER SYSTEMS

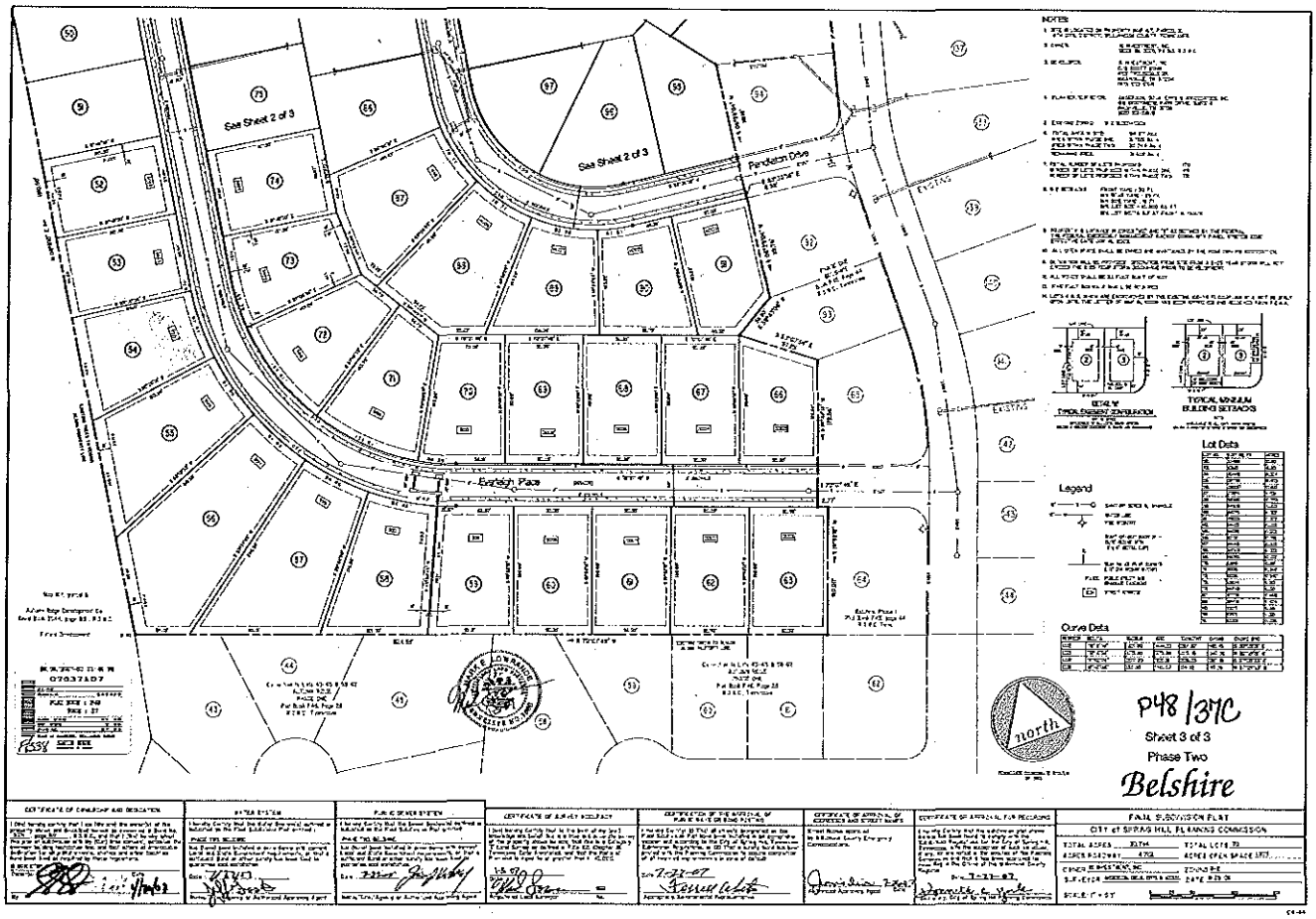
CERTIFICATE OF APPROVAL OF ACCESSWAYS AND STREET NAMES

CERTIFICATE OF APPROVAL FOR RECORDING

FINAL SUBDIVISION PLAT
CITY of SPRING HILL PLANNING COMMISSION

TOTAL ACRES 31.744 TOTAL LOTS 73
ACRES ROADWAY 4.772 ACRES OPEN SPACE 1.925
OWNER B.B.H. WEST, INC. ZONING R-2
SURVEYOR DEVELOPER DATE 8-20-06
SCALE: (1" = 50')


See Sheet 1 of 3
See Sheet 1 of 3
See Sheet 3 of 3
See Sheet 3 of 3
Belshire Way
Belshire Place
Fendalton Drive
Legend
north
Curve Data
Sheet 2 of 3
Phase Two
P48/37B
Belshire
FINAL SUBDIVISION PLAT


See Sheet 2 of 3
See Sheet 2 of 3
Pendleton Drive
Legend
Lot Data
Curve Data
north
P48 /37C
Sheet 3 of 3
Phase Two
Belshire
FINAL SUBDIVISION PLAT
CITY of SPRING HILL PLANNING COMMISSION

Spring Hill Planning Commission

TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: June 13, 2016
SUBJECT: PUD 199-2016 (Harvest Point)

PUD 199-2016: Submitted by Little John for property located Beechcroft and Cleburne Rd. The property is zoned AG, Agriculture, and R-2, Medium Density and contains approximately 473.13 acres. The applicant requests a Master Development Plan for 964 single family residential lots and 232 multi-family units for The Villages at Harvest Point.

Property description and history: This undeveloped property is located southwest of the intersection of Beechcroft Road and Cleburne Road with frontage onto both streets. The surrounding properties include Spring Hill Middle School, undeveloped industrially zoned property, and primarily low- to medium-density residential.

The property is regulated by two different zoning districts – AG, Agricultural (51 acres), and R-2, Medium Density (421 acres). Staff has included the zoning descriptions for these designations in the packet.

Carters Creek and Walden Branch traverse along the western boundary and center of the property, respectively. As indicated in the "Pattern Book" submitted by the applicant, there are significantly steep slopes throughout the property, and there is an existing cemetery at the eastern portion of the property.

Request: The applicant requests rezoning approval for a Planned Unit Development to include 964 single-family residential lots, 232 multi-family dwelling units, live/work units, and associated open space and amenities. The proposed density is approximately 3.76 dwelling units per acre.

May 23rd Work Session: In response to feedback received by the Planning Commission, staff, and the public, several changes have been incorporated into the plan and information submitted:

- 50' & 65' frontage lots were removed from the area between Jamestown and Williamsburg Subdivisions and replaced with larger 80'+ frontage lots.
- No lots have direct driveway access to the main collector road.
- Landscape buffer yards have been shown around the perimeter of the project where proposed homes abut the property line.
- A multi-use trail has been added to the length of the collector road to provide direct access to Spring Hill Middle School and the multi-use trail along Beechcroft Road.
- Cut-sheets of all furnishings (i.e. lighting, benches and etc.) have been included to show design intent.
- Walking and multi-use trail design details have been included.
- Permitted nonresidential uses for the live-work village center have been provided.
- A copy of the restrictive covenants has been provided.

Public comment: Staff has received public comment objecting the proposal. Two letters outlining concerns and recommendations for the Planning Commission's consideration has been included in this packet.

Emergency response: Police response times are estimated at three (3) to eight (8) minutes, depending on the officer's location within the City, and police radio signals are strong in the surrounding area. In response to a request for crash data, nine (9) crashes were reported on Beechcroft Road from 01-01-14 through 6-7-16 and three (3) crashes were reported on Cleburne Road during the same time period.

Streets and sidewalk: Beechcroft Road (an Arterial street designation) is a two-lane unimproved street with approximately 20 feet of pavement and open ditch. Cleburne Road (a Local street designation) is a two-lane unimproved County road with open ditch. Right-of-way dedication in accordance with the City's Major Thoroughfare Plan is required.

There are several new Local and Collector streets proposed within the project boundary and three new intersections with the adjacent public streets: two intersections with Cleburne Road and one intersection with Beechcroft Road.

The applicant has submitted a traffic impact study, which identifies several infrastructure improvements necessary to accommodate the total projected traffic volumes with the completion of the proposed "residential project". The conclusions and recommendations of that report are summarized below:

Intersection of Beechcroft Road and Cleburne Road – to be completed by 20% buildout

1. A westbound left turn lane with 100 feet of storage on Beechcroft Road.
2. An eastbound right turn lane with 125 feet of storage on Beechcroft Road.
3. A northbound left turn lane with 100 feet of storage on Cleburne Road
4. A northbound right turn lane with 250 of storage on Cleburne Road.

Each of these turn lanes should be 11 feet wide and should be designed and constructed according to AASHTO standards. Also, both of the northbound turn lanes should intersect Beechcroft Road at a 90 degree angle and be controlled by a stop sign.

Intersection of Beechcroft Road and Cleburne Road – to be completed by 70% buildout
A traffic signal should be installed at the intersection of Beechcroft Road and Cleburne Road. This traffic signal should be designed and constructed to include a protected-plus-permitted signal phase for westbound motorists and a right turn overlap signal phase for northbound motorists.

Intersection of Beechcroft Road and the Project Access –

1. A westbound left turn lane with 100 feet of storage on Beechcroft Road.
2. An eastbound right turn lane with 125 feet of storage on Beechcroft Road.
3. A northbound left turn lane with 50 feet of storage on the project access.
4. A northbound right turn lane with 100 of storage on the project access.

Each of these turn lanes should be 11 feet wide and should be designed and constructed according to AASHTO standards.

Intersection of Cleburne Road and the Northern Project Access

1. A northbound left turn lane with 75 feet of storage on Cleburne Road.
2. A southbound right turn lane with 125 feet of storage on Cleburne Road.
3. An eastbound left turn lane with 100 feet of storage on the project access.
4. An eastbound right turn lane with 50 of storage on the project access.

Each of these turn lanes should be 11 feet wide and should be designed and constructed according to AASHTO standards.

Intersection of Cleburne Road and the Southern Project Access

1. A southbound right turn lane with 125 feet of storage on Cleburne Road.
2. An eastbound left turn lane with 100 feet of storage on the project access.
3. An eastbound right turn lane with 50 of storage on the project access.

Each of these turn lanes should be 11 feet wide and should be designed and constructed according to AASHTO standards.

Beechcroft Road Corridor – to be completed prior to 50% buildout
In conjunction with the proposed project, Beechcroft Road should be improved to include two 11-foot travel lanes and four-foot shoulders from the project access to Cleburne Road.

Cleburne Road Corridor – to be completed prior to 50% buildout
In conjunction with the proposed project, Cleburne Road should be improved to include two 11-foot travel lanes and four-foot shoulders from the southern project access to Beechcroft Road.

Bulk and Area requirements: Based on the information submitted, it appears that the majority of the proposal is compliant with the minimum bulk and area requirements of the residential regulations for Planned Unit Developments. Section 3.9 requires that structures or portions of any lots located along the periphery of the site, the setback provisions for the district located adjacent to the development shall apply. This means that the setbacks for Lots 852-871, 898-905, 908, 909, and 930-948 are required to adhere to those of the adjacent R-1 zoning district.

The applicant has not submitted information indicating the bulk and area requirements for the nonresidential components of the project.

Bicycle and Greenway Plan: Beechcroft Road is designated as a multiuse trail path in the Bicycle and Greenway Plan. The applicant has not include provision for a multi-use path on Beechcroft at this time, but the proposal includes almost 4.5 miles of internal trails to provide for internal multi-modal circulation and connections outside of the neighborhood, particularly to the Spring Hill Middle School. Based on the applicant's description of the purpose for these trails, it appears that these amenities will be dedicated to the City for public use.

Landscaping and buffering: The applicant proposes multiple areas of landscaping and buffering. Staff requested information regarding the proposed landscape plans for these buffer areas and has received a written description of the proposed landscape details; however, a landscape plan has not been submitted. Additionally, in response to concerns expressed during the work session meeting regarding the location, maintenance, and protection of all required landscape buffer yards, the applicant has revised the plans to create separate buffer yard lots in order to identify the precise location and to ensure the HOA's ability to maintain and protect all required landscaping.

Nonresidential uses: In response to staff's request, the applicant has provided a proposed list of permitted uses to include:

- ATM
- Business Service
- Community Education
- Cultural Center
- General Office
- Leasing/Sales office
- Medical Office (under 5,000 sq.ft. suites)
- Personal Care Services
- Personal Instruction
- Restaurant (Take-out)
- Restaurant (Fast/Casual)
- Restaurant (Full Service)
- Retail

Based on this list of proposed uses, staff has additional questions regarding the proposed bulk and area requirements, height limitations, parking lot location, and other issues. The form and function of the proposed uses can have a significant impact on the surrounding area, which has not been previously considered. For example: The proposed medical office use would have suites of 5,000 square feet or less, but it is unclear if these suites would be part of a larger building or they would be restricted to one-story/first-floor uses.

No information has been included in the pattern book to illustrate the architectural style or form of these nonresidential uses.

Additionally, the applicant has not provided the meaning of "business service" or the uses that would fall under this classification, and it is unclear whether or not the three types of restaurant services proposed could include a drive-thru component. Staff requests clarification of all uses, as the proposal is generic and vague.

Finally, the preliminary development plan appears to be in conflict with the typical development form of these nonresidential uses, as the "Village Center (Live-Work Village)" is shown as an open space lot for the amenity center, and the limits of the live/work area are unclear.

More importantly, based on the traffic impact study, these uses do not appear to have been a consideration for infrastructure improvements that should be completed in order to accommodate the total projected traffic volumes.

Without a clear understanding of the associated bulk and area requirements, the exact limits, and other supplementary regulations for the proposed nonresidential portion of this Planned Unit Development, staff cannot determine the true impact on the surrounding area and recommend deferral to allow the application additional time to resolve this issue.

Public Works and Engineering: The following comments and recommendations have been submitted –

- Show ultimate ROW of Beechcroft.
- Show eastbound right turn lane (Beechcroft/Cleburne)
- Private alleys show as 20' width. Does Fire require 22'?
- Given trip generation factors, does Road "A" classify as an arterial?
- Show designation and width of roads at Southwest corner (private?)
- Show proper road width at Road "B"
- Label road adjacent to Road's "T" and "M"
- Expand all street improvements to at least 200LF outside of project boundaries
- Show dividing line of water suppliers (Spring Hill and Maury

Spring Hill Rising 2040: The future land use designation of the property is "Mixed Use Neighborhood Area", which are primarily residential but include low to moderate intensity balanced mixture of retail and office uses based on traditional, compact small town form, offering Spring Hill the ability to live, shop, work, and play in their own neighborhood. These areas offer a mixture of housing types and residential densities ranging from small lot single-family detached dwellings to urban residential structures within walking distance of the goods and services required for daily living.

The City's Goal "We will grow smarter" aims at promoting Smart Growth Principles and tradition neighborhood design that promotes walkability, connectivity, housing choice, public open space, and local opportunities for goods and services throughout our City.

With the current and anticipated future rapid job growth in the surrounding area, staff finds that neighborhood development in this area would work to achieve traditional neighborhood design close to local job and economic growth.

The City's Goal "We will create a balanced transportation network" aims to achieve efficient, multi-modal transportation options that increase mobility and access to jobs and services, reduce travel times and congestion, and are fiscally sustainable.

Based on the proposal, staff finds that the project will result in needed improvements to existing streets in the surrounding area and will work toward achieving a complete and connected transportation network in a currently disconnected area.

The City's Goal "We will promote a variety of quality housing options" aims at making it possible for all who work in the community to live in the community. This goal recommends promoting housing diversity in new development areas by planning for a variety of housing types, styles, and price points as development occurs in greenfield areas.

Staff finds that the proposal works directly in concert with this goal. The proposal is to create a new neighborhood, not just a new development, that will provide a needed diversity of homes for our growing community so that current families and new families can choose to live in a place that meets their specific needs.

Discussion: Based on staff's review, the proposed property could be developed for a similar number of dwelling units under the current zoning designations of AG and R-2, though staff has not evaluated the impact of the cemetery, stream and associated buffer, or the floodplain that encumbers the property.

The use of a Planned Unit Development (PUD) for this property benefits the property owner in mitigating the impact of these encumbrances and promotes a mixture of housing types to create neighborhood that meets the needs of all stages of life. The use of a PUD at this location also benefits the Planning Commission and Board of Mayor and Aldermen greater flexibility to negotiate features that will increase compatibility with the surrounding area and amenities above those required by the base zoning, such as trails, preservation of natural and sensitive features of the lane, and other community amenities.

This project embodies the majority of the key recommendations and considerations of Spring Hill Rising 2040 and is consistent with the City's planning policies and principles. It represents a quality traditional neighborhood design, will offer quality housing options in an area of job and industry growth, will result in needed improvements to streets in the surrounding area, and will work toward achieving a complete and connected transportation network in a currently disconnected area.

While staff is in support of the request, there are several outstanding issues that are imperative to resolve prior to making a recommendation to the Board of Mayor and Aldermen. The magnitude and impact of this new neighborhood is great, and three meetings within 30 days in not sufficient time to fine tune the details of a mixed-use, nearly 500-acre Planned Unit Development.

Recommendation: Based on the number of the issues identified in this report and the large scope of this project, staff recommends deferral of PUD 199-2016, as the details of the proposal remain unclear and the impact of the proposal unknown.

Should the Planning Commission finds in favor of forwarding PUD 199-2016 to the Board of Mayor and Aldermen with a recommendation for approval, staff recommends the following conditions of approval:

1. In addition to the street improvements internal to the project boundary, Beechcroft Road and Cleburne Road shall be improved in accordance with the recommendations of the traffic impact study as follows –

   A. Intersection of Beechcroft Road and Cleburne Road – to be completed by 20% buildout

   1) A westbound left turn lane with 100 feet of storage on Beechcroft Road.

   2) An eastbound right turn lane with 125 feet of storage on Beechcroft Road.

3) A northbound left turn lane with 100 feet of storage on Cleburne Road

4) A northbound right turn lane with 250 of storage on Cleburne Road.

Each of these turn lanes should be 11 feet wide and should be designed and constructed according to AASHTO standards. Also, both of the northbound turn lanes should intersect Beechcroft Road at a 90 degree angle and be controlled by a stop sign.

B. Intersection of Beechcroft Road and Cleburne Road – to be completed by 70% buildout

A traffic signal should be installed at the intersection of Beechcroft Road and Cleburne Road. This traffic signal should be designed and constructed to include a protected-plus-permitted signal phase for westbound motorists and a right turn overlap signal phase for northbound motorists.

C. Intersection of Beechcroft Road and the Project Access –

1) A westbound left turn lane with 100 feet of storage on Beechcroft Road.

2) An eastbound right turn lane with 125 feet of storage on Beechcroft Road.

3) A northbound left turn lane with 50 feet of storage on the project access.

4) A northbound right turn lane with 100 of storage on the project access.

Each of these turn lanes should be 11 feet wide and should be designed and constructed according to AASHTO standards.

D. Intersection of Cleburne Road and the Northern Project Access

1) A northbound left turn lane with 75 feet of storage on Cleburne Road.

2) A southbound right turn lane with 125 feet of storage on Cleburne Road.

3) An eastbound left turn lane with 100 feet of storage on the project access.

4) An eastbound right turn lane with 50 of storage on the project access.

Each of these turn lanes should be 11 feet wide and should be designed and constructed according to AASHTO standards.

E. Intersection of Cleburne Road and the Southern Project Access

1) A southbound right turn lane with 125 feet of storage on Cleburne Road.

2) An eastbound left turn lane with 100 feet of storage on the project access.

3) An eastbound right turn lane with 50 of storage on the project access.

Each of these turn lanes should be 11 feet wide and should be designed and constructed according to AASHTO standards.

F. Beechcroft Road Corridor – to be completed prior to 50% buildout

In conjunction with the proposed project, Beechcroft Road should be improved to include two 11-foot travel lanes and four-foot shoulders from the project access to Cleburne Road.

G. Cleburne Road Corridor – to be completed prior to 50% buildout

In conjunction with the proposed project, Cleburne Road should be improved to include two 11-foot travel lanes and four-foot shoulders from the southern project access to Beechcroft Road.

2. All properties within the project shall be access by the lower street classification or by alley, where applicable
3. All trails shall be constructed at the time of infrastructure installation required for each phase. Trails shall be constructed to the standards outlined in the City's Bicycle and Greenway Plan. Unless dedicated to the City, all trails shall be located within a public access easement and shall be maintained by the HOA.
4. In accordance with the City's Provisions Governing Planned Unit Development, all open space shall be maintained by the HOA.
5. The applicant shall be required to submit detailed landscape plans for all required landscape buffer areas.
6. All required landscape buffer area shall be planted to the minimum standards of the City's zoning ordinance, shall be irrigated, and shall be maintained by the HOA.
7. Nonresidential use of property shall be limited to OS-23 only.
8. The applicant shall disclose to the Board of Mayor and Aldermen all proposed uses permitted under the use categories identified. Any use not specifically identified under the proposed use category will require approval by the Board of Mayor and Aldermen after receiving a recommendation from the Planning Commission.
9. No drive-thru facilities, gas stations, personal/mini-storage facilities of any kind shall be permitted. Structures containing nonresidential uses shall not exceed 40 feet in height.
10. Structures containing nonresidential uses shall permit only the first floor use for nonresidential activity.
11. Structures containing nonresidential uses shall adhere to the architectural design and standards included in the pattern book.
12. Parking lots are not permitted to be located between the street and the front façade of a structure containing nonresidential uses. All parking lots shall meet the minimum criteria of the City's zoning ordinance.
13. An addendum to the traffic impact study may be required to include consideration of infrastructure improvements necessary to accommodate the total projected traffic volumes with the completion of the Live-Work Village Center
14. Pursuant to Section 2 of the Provisions Governing Planned Unit Developments, the setbacks for Lots 852-871, 898-905, 908, 909, and 930-948 shall adhere to those of the adjacent R-1 zoning district.
15. Approval of this preliminary development plan shall remain valid for a period of three (3) years, during which time a final development plan shall be submitted for Planning Commission review and approval.
16. Modification to the approved preliminary development plan may require Planning Commission and/or Board of Mayor and Aldermen approval prior to the submittal of a final development plan.

ARTICLE VI

PROVISIONS GOVERNING RESIDENTIAL DISTRICTS

Section 1. (AG) Agricultural Districts.

Intent: This district is intended to preserve the rural character of land within the planning region specifically allowing agricultural purposes, those buildings necessary to support those purposes and low density residential development. This district may include areas and lands not suitable for development due to limitations of soil, geology or topography. This district will include community facilities, public utilities and open uses which specifically serve the residents of the district. Facilities which are enhanced by an open environment and which do not deter from the overall rural character of the district are also included.

Within the AG Agricultural Districts as shown on the zoning map, the following regulations shall apply:

1.1 Uses Permitted.

1.1(1) Agricultural activities, including crop and animal raising.

1.1(2) Uses permitted within (R-1) Residential Districts.

1.1(3) The mining of phosphate and the hauling of phosphate material.

1.1(4) Accessory uses and structures customarily incidental to the above permitted uses.

1.2 Uses Permitted on Appeal.

Churches and other places of worship, schools offering general education courses, public parks and public recreational facilities, private recreational facilities, and winery subject to such restrictions as the Spring Hill Board of Zoning Appeals deem necessary, railroad rights-of-way, municipal, county, state, or federal uses except storage facilities, cemeteries, philanthropic institutions and clubs, except clubs the chief activities of which are customarily carried on as business, and any other similar uses or structures subject to such conditions as the Spring Hill Board of Zoning Appeals may require in order to preserve and protect the character of the district in which the proposed use is located.

1.3 Uses Prohibited.

1.3(1) All other types of dwellings (as defined in Article III of this ordinance), mobile home parks, apartments, planned unit developments, all commercial uses and all industrial uses that are not specifically permitted, permitted on appeal or permitted by implication are strictly prohibited. Any building or structure containing a toilet or other means of the disposal of human waste which will not be served by the sanitary sewer system to be constructed on a lot or other parcel of land containing less than 1 1/2 acres. The construction of a septic tank or other means of the disposal of human waste which will not be connected to the sanitary sewer system on any area that has not been approved by the appropriate agency for septic tanks.

1.4 Lot Area, Lot Width, Yards, and Building Area.

The principal structure or structures shall be located to comply with the following requirements:

1.4(1) Lot Area, Lot Width, Rear and Side Yards.

1.4(1.1) Minimum lot area:..... 2 acres

1.4(1.2) Minimum lot width at building line:

For residences .....150 feet
For institutional uses .....250 feet
For other permitted uses ..... 200 feet

1.4(2) Yards.

Minimum rear yard ..... 60 feet

Minimum side yard:
For one or two story buildings ..... 20 feet
For three story buildings ..... 30 feet

Front yards:

All principal and accessory structures shall be set back from the right-of-way lines of streets the minimum distance shown below, according to their classifications as indicated on the latest official municipal thoroughfare plan.

Arterial Street ..... 50 feet
Collector Streets ..... 40 feet
Minor Streets ..... 30 feet

1.4(3) Building Area.

On any lot, the area occupied by all structures, including accessory structures, shall not exceed twenty-five percent (25%) of the total area. Accessory structures shall not cover more than thirty percent (30%) of any required rear yard.

1.5 Height.

Dwelling structures shall not exceed fifty (50) feet in height.

1.6 Location of Accessory Structures.

1.6(1) With the exception of signs, accessory structures shall not be erected in any required front or side yards.

1.6(2) Accessory structures shall be located at least five (5) feet from all lot lines and from any building on the same lot.

1.4 Lot Area, Lot Width, Yards, and Building Area.

The principal structure or structures shall be located to comply with the following requirements:

1.4(1) Lot Area, Lot Width, Rear and Side Yards.

1.4(1.1) Minimum lot area:..... 2 acres

1.4(1.2) Minimum lot width at building line:

For residences .....150 feet
For institutional uses .....250 feet
For other permitted uses ..... 200 feet

1.4(2) Yards.

Minimum rear yard ..... 60 feet

Minimum side yard:
For one or two story buildings ..... 20 feet
For three story buildings ..... 30 feet

Front yards:

All principal and accessory structures shall be set back from the right-of-way lines of streets the minimum distance shown below, according to their classifications as indicated on the latest official municipal thoroughfare plan.

Arterial Street ..... 50 feet
Collector Streets ..... 40 feet
Minor Streets ..... 30 feet

1.4(3) Building Area.

On any lot, the area occupied by all structures, including accessory structures, shall not exceed twenty-five percent (25%) of the total area. Accessory structures shall not cover more than thirty percent (30%) of any required rear yard.

1.5 Height.

Dwelling structures shall not exceed fifty (50) feet in height.

1.6 Location of Accessory Structures.

1.6(1) With the exception of signs, accessory structures shall not be erected in any required front or side yards.

1.6(2) Accessory structures shall be located at least five (5) feet from all lot lines and from any building on the same lot.

1.6(3) On any corner lot adjoining in the rear another lot which is in a residential district, no part of any accessory structure within twenty-five (25) feet of the common lot line shall be nearer the side street line than the depth of any required front yard for a dwelling along such side street.

1.6(3) On any corner lot adjoining in the rear another lot which is in a residential district, no part of any accessory structure within twenty-five (25) feet of the common lot line shall be nearer the side street line than the depth of any required front yard for a dwelling along such side street.

required front yard for a dwelling along such side street.

Section 3. R-2 Residential District (Medium Density)

Intent: To provide a medium density, single-family residential environment having good access to public water, schools and other community facilities, but well separated from heavy traffic and other incompatible activities.

Within the R-2 Residential Districts, as shown on the municipal zoning map, the following shall apply:

3.1 Uses Permitted.

3.1(1) Single-detached dwellings.

3.1(2) Residential planned unit developments.

3.2 Uses Permitted on Appeal.

3.2(1) Uses or structures permitted on appeal in R-1, Residential Districts.

3.3 Uses Prohibited.

3.3(1) All other types of dwellings (as defined in Article III of this ordinance), mobile home parks, apartments, all commercial uses and all industrial uses that are not specifically permitted, permitted on appeal, or permitted by implication, are strictly prohibited.

3.4 Lot Area, Lot Width, Yards and Building Area.

The principal structure or structures shall be located to comply with the following requirements:

3.4(1) Lot Area, Lot Width, and Building Area.

3.4(1.1) Minimum lot Area ..... 10,000 sq. ft.

Minimum lot width at building line.....80 feet

Minimum rear yard..... 25 feet

Minimum side yard..... 10 feet

3.4(2) Front Yards.

All principal and accessory structures shall be set back from the right-of-way lines of streets the minimum distance shown below, according to their classifications as indicated on the latest official municipal thoroughfare plan.

Arterial Street..... 50 feet
Collector Streets..... 40 feet
Minor Streets..... 30 feet

3.4(3) Building Area.

The total building area shall not exceed thirty-five percent (35%) of the lot. Accessory structures shall not cover more than thirty percent (30%) of any required rear yard.

3.5 Height.

Principal structures shall not exceed fifty (50) feet in height.

3.6 Location of Accessory Structures.

3.6(1) With the exception of signs, accessory structures shall not be erected in any required front or side yard.

3.6(2) Accessory structures shall be located at least five (5) feet from rear lot lines and from any building on the same lot.

Arterial Street..... 50 feet
Collector Streets..... 40 feet
Minor Streets..... 30 feet

3.4(3) Building Area.

The total building area shall not exceed thirty-five percent (35%) of the lot. Accessory structures shall not cover more than thirty percent (30%) of any required rear yard.

3.5 Height.

Principal structures shall not exceed fifty (50) feet in height.

3.6 Location of Accessory Structures.

3.6(1) With the exception of signs, accessory structures shall not be erected in any required front or side yard.

3.6(2) Accessory structures shall be located at least five (5) feet from rear lot lines and from any building on the same lot.

We will create a balanced transportation network

Encourage efficient, multi-modal transportation options that increase mobility and access to jobs and services, reduce travel times and congestion, and are fiscally sustainable.

Policy: Establish citywide, multi-modal transportation plan

Create a coordinated transportation strategy that supports the future development goals of the community and increases the efficiency, safety and breadth of the city's transportation system.

- **Strategy:** Develop a citywide, multi-modal transportation plan that accommodates all travel modes including walking, biking, driving, public transportation, rail, and air.
- **Strategy:** Develop street typologies guide that promotes context sensitive street designs and appropriate street cross sections.
- **Strategy:** Develop and adopt an access management regulations.

Policy : Improve transportation connectivity, safety, and options

Support transportation enhancements that reduce automobile dependency and that improve safety and alternative transportation modes, including walking and biking.

- **Strategy:** Develop, maintain, and implement a citywide greenway master plan.
- **Strategy:** Strengthen street design requirements in the subdivision regulations and development regulations pertaining to street continuation between existing and new developments.
- **Strategy:** Require sidewalks in all new development.
- **Strategy:** Prepare an existing conditions analysis of the sidewalks to identify substandard facilities and prioritize repair/replacement projects.
- **Strategy:** Review and modify access management regulations to promote orderly and efficient traffic circulation along corridors identified in the Future Development Guide.
- **Strategy:** Review and modify site design requirements to promote context sensitive street design and multimodal transportation options such as pedestrian and bicycle facilities.

Policy: Improve regional transportation connectivity and options

Support transportation enhancements that improve connections and travel options to areas outside of Spring Hill.

- **Strategy:** Work with regional and state transportation agencies to create meaningful transportation connections to other areas of the Cumberland region and state.
- **Strategy:** Work with Cumberland region transportation agencies and governments to connect Spring Hill to a regional transit system.

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.

Mixed Use Neighborhood Areas

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

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

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

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

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

Design Principles

Site Design

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

Density/Intensity

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

Green Space

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

Transportation

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

Infrastructure

- Municipal water and sewer service

May 23, 2016

RE: Proposed Rezone on Land Use Modification

Beechcroft & Cleburne Roads - Tax Map 029

Parcels 001.00 and 010.00 for Muray County

Dear Mayor, City Council, Planning Commission Members, and Spring Hill Planning and Engineering Staff,

Our property is located within the required notification boundary for the above referenced case and specifically at the corner of Beechcroft Road (SH 247) and Patriot Drive, just east of the main collector road that the Villages at Harvest Point PAD is proposing.

We have a few concerns / recommendations that we wish the Planning Commission to consider.

1. Beechcroft is a two lane road constructed of roughly 20' feet of pavement. This actually is a narrower roadway profile (actual pavement) than Patriot Drive which was designed for 18 single family lots as the primary access through the community. The proposed community will consist of 1,193 residential units, mainly bifurcated by the Walden Branch River. While we presume the traffic analysis the developer submitted with this application shows the actual calculation of trips the community will generate to each of the two (and only two) main entrances, my assumption is that the lots located north of the Walden Branch River will access and depart the community via Beechcroft Road. With an industry standard of 10 trips per day for a single family residential dwelling unit, the amount of new traffic added to Beechcroft Road will be about 4,080 new trips per day (408 units x 10 TPD) on top of what is already impacting this Road. If Beechcroft Road was built to a narrower pavement section than a residential road built for 18 lots how can it possibly sustain an additional 4,000 trips per day?

   With the assumption that the traffic study has been reviewed by the Spring Hill Engineering or Traffic Department, will Beechcroft be widened for a certain length east or west of the new communities' ingress/egress point? While we are not certain as to the level of service (LOS) of Beechcroft at this point, we can only assume that the added trips per day degrade the LOS? What LOS is the Planning Commission and City Staff of Spring Hill willing to tolerate until roadway improvements are required? As a citizen of Spring Hill and an existing resident, we do not feel that our current LOS should be negatively affected without the developer being stipulated to provide roadway improvements to minimize the detrimental effect the increased traffic will create for us and our neighbors.

   We fully understand that when we purchased our property there was vacant land in the vicinity. We also understand that the vacant land closest to me is zoned agricultural and that a certain level of new traffic and development can be expected under this zoning category. However, the density being requested (a two zoning level jump) is beyond what would be reasonably expected. This leads me to my second point.

2. Our subdivision (Williamsburg) is zoned R-1 (Residential Low Density). On the western side of the proposed community, also along Beechcroft Road is a community in the County (Jamestowne) which appears to be zoned/developed to a similar density. As a property owner, it is our responsibility to determine the surrounding zoning before acquiring property to set the proper expectation as to what future development could occur in the area. Based on the current zoning map, the expectation is that the area between our communities should develop in a similar land use pattern. The Harvest Point application, however, is contemplating a two level zoning jump and adding far more density than what could be reasonably expected given the current zoning and the neighboring land use density.

A PUD application allows for a wide variety of deviations from the standard hard zoning and is typically accompanied with certain concessions to obtain reduced development standards, increased density, or other deviations from the zoning ordinance. Not knowing the Spring Hill ordinance intimately, WE can only assume that the PUD zoning category allows for an overall density vs. a density per parcel or development block. Therefore, it is our request (demand) that the density in the small strip of land between our communities be planned to a density that is consistent with our existing communities and the "lost" lots be added to the existing R-2 areas of the PUD. This will not only create a better land use transition but it will also help to alleviate our first concern of increased traffic onto Beechcroft.

We fully understand that this is a hardship to the developer since they have already created extensive site plans and have run financial analysis based on their proposed site plan. To make changes or add additional development costs can upset their financial models and add time, development costs and additional consultant costs to re-lot the area. We further understand that with the project going before the Planning Commission, staff has likely already completed its review and is providing the Commission with a favorable recommendation for approval. However, this 'hardship' could have been avoided if the developer had reached out to the neighboring property owners before progressing the application to this point. A loss of time or money should not be considered as factor when determining if the project should be passed on to the City Council for approval without some rework of the plan.

We will support this project if our concerns can be addressed. If the developer is unwilling to make the concessions to better transition the density from existing communities to the new project and unwilling to install roadway improvements to facilitate the increased traffic impact to Beechcroft, then we cannot be in support of this project. We truly hope that our elected officials will consider the residents of Spring Hill in their decision making process. Please understand that we are not playing the **Not In My BackYard** card. We know that vacant land will eventually be developed. All we are asking is that the impact of the new development consider the existing community that purchased property with expectations set by the current zoning map and that responsible land use transitions and traffic impacts are accounted in site planning and infrastructure improvements.

Thank you for your consideration in this matter.

Ron & Pat Clonts

951 Beechcroft Rd
615-308-8836
Rclonts77@gmail.com

Dear Planning Commission,

We are writing to express our deep concern and opposition to the development currently under consideration for the Villages at Harvest Point.

While we recognize that this land will be developed, we feel that the proposed density is not in keeping with surrounding development or the beautiful farms and pastoral character of the area.

We ask you to deny the current plan based on the following:

1. Beechcroft and Cleburne cannot handle their current traffic load let alone add this type of new use.
2. Current density planned is too much and out of keeping with the area.
3. The area should be residential or stay agricultural, not commercial.
4. The introduction of town homes is not in keeping with the current community.

We appreciate the preservation of the flood plain and creek areas and boundary

treescape, but would hope that all fenced tree vistas would be protected and that additional heavy screening would be considered along Cleburne and Petty Lane. We thank you for your time and service to our community and hope that a plan can be pursued that will be a win-win for all.

Sincerely,

Petty Lane/ Beechcroft Neighbors

Name	Address
[illegible] Rowland	3243 Petty Ln.
George Rowland	3243 Petty Ln.
William S. Fryer	3201 Petty Ln
Cliff Barnes	3353 Petty LN
Karen Barnes	3353 Petty LN.
Connie Ward	3299 Petty Ln
William Coker	3299 Petty Lane
LaNell Massey	3305 Petty Lane
Douglas Hall	3311 Petty LANE
Sharon Hall	3311 Petty Lane
Susan Cragan	3449 Petty Lane

Waldo Cragan	3449 Petty Lane
Josh Cragan	3449 Petty Lane
Preston Cragan	3449 Petty Lane
[illegible]	3468 Petty Lane
Lindy Plant Redman	3468 Petty Lane
Jim Ritchie	3483 Petty Lane
Nancy Ritchie	3483 Petty Lane
Bruce Tidwell	3501 Petty Lane
Marilyn Tidwell	3501 Petty Lane
Cary McDonald	3610 Petty Lane
Pat Dixon	3614 Petty Lane
James Dixon	3614 Petty Lane
[illegible]	3706 Petty Lane
[illegible]	3706 Petty Lane
Bunda Howard	3956 Petty Lane
Randy Howard	3956 Petty
Sarah Collins	3956 Petty Lane
[illegible]	3964 Petty Ln
Christine Peters	3974 Petty Ln.
[illegible]	3974 Petty Ln
[illegible]	3367 Petty Ln.
[illegible]	3367 Petty Lane
[illegible]	3367 Petty Lane
[illegible]	3225 Petty Lane
Allison Dea	3225 Petty Lane

Lonnie Mills 3016 Cleburne Rd Col.
Jane Mills " " "
Harriet McKelley 3373 Petty Ln, Columbia
Harry Olabisi 3509 Petty Ln
Mildred S. Douglas 3521 PETTY LANE
Dennis Hemingson 1135 Beechcroft Rd
Diana Hemingson 1135 Beechcroft Rd
[illegible] 1121 Beechcroft Rd.
[illegible] 1117 Beechcroft Rd.
Jessie Patton 1117 Beechcroft Rd.
[illegible] Powell 1069 Beechcroft
Pierrette Cayo 1019 BEECHCROFT
[illegible] 998 BEECHCROFT
Nikki Basnaw 1038 Patriot Dr.
Michael Basnaw 1038 Patriot Dr.
[illegible] 1045 PATRIOT DR
[illegible] 1041 Patriot Dr
Nancy C Harris 1037 Patriot Drive
Jennifer Armurno 1034 Patriot Drive
[illegible] 1055 Patriot Drive
Lauren [illegible] 1033 Patriot Dr.
[illegible] 1029 PATRIOT DR
Jori Young 1029 PATRIOT DR
Margaret Boerma 1025 Patriot Drive
Robert Boerma 1025 Patriot Dr

Reggie A Smith 1026 Beechcroft
Victoria M. La Rue 1018 Patriot Drive
[illegible] 1018 PATRIOT DR
John Vickery 1017 Patriot Dr.
Jackie M. Freeman 1014 Patriot Dr.
Dorothy L Layton 1009 PATRIOT DR.
Glenn H Layton
June Stevenson 1005 Patriot Dr.

Spring Hill Planning Commission

TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: June 13, 2016
SUBJECT: STP 179-2016 (Southern Springs Sales Center)

STP 179-2016: Submitted by ESP Associates for Southern Springs located on Kedron Rd. The property is zoned B-1 Office and Limited Retail District and contains approximately 1.11 acres. The applicant request site plan approval for 5,035 sales center.

Property description and history: This undeveloped property has frontage onto Kedron Road to the east and Denning Lane to the south, and it is currently regulated by B-1, Office and Limited Retail Commercial District, for the majority and R-1, Low Density Residential District, to the south along Denning Lane.

On April 10th, the Planning Commission approved a sketch plat application for the subject properties to include 808 dwelling units. Del Webb has since taken over the project and received Planning Commission approval of a new sketch plat application on August 10, 2015, for 602 residential lots.

On September 14, 2015, the Planning Commission approved a preliminary plat application for Phases 1 and 2, a total of 201 single-family residential lots. This approval required full construction and installation of the required 150-ft buffer between the subject property and the adjacent historic Oaklawn Plantation.

Request: The applicant requests site plan approval of a sales office on Lot 14 in the associated final plat application (FPL 180-2016) on this agenda.

Streets and sidewalk: All approved adjacent streets are currently under construction. This property has frontage onto Southern Springs Parkway (Arterial) and Blount Court (Local). Sidewalk and multiuse trail are required by the preliminary plat approval to be constructed along the property's street frontage.

Access: The site is proposed to be accessed from Blount Court.

Building design: The applicant proposes a one-story building constructed of hardiplank and masonry.

Landscaping and buffering: Staff received the required landscape plan on June 6th. Based on the information submitted, the applicant proposes to reduce the required landscape buffer between the sales center and residential lots to the east from 25 feet to 15 feet. Staff has not received a request from the applicant to reduce the width of the buffer area, and required measures outlined in the zoning ordinance to supplement a reduced buffer area are not proposed.

Should the Planning Commission approve the applicant's proposal for a 15' landscape buffer between the sales center and Lot 13, staff recommends a condition of approval requiring additional landscaping above that proposed in order to meet the intent of this requirement. Staff does not recommend requiring a wall or berm, as it is the applicant's stated intent to demolish the sales center after the build out of the new neighborhood for the construction of five additional single-family dwellings in its place. A wall or berm between two similar or identical single-family dwellings would be out of character with the remainder of the neighborhood and could require extensive work to remove.

There is an existing utility easement and water main along the north property line, which conflicts with the location of the proposed 25' landscape buffer between the Southern Springs neighborhood and the commercially zoned (B-4) property to the north. The applicant is showing a "proposed easement", which is indicative of staff's discussion with the applicant

about the potential of adjusting the easement limits to create additional space between the easement and north project boundary.

Staff is in support of adjusting the easement limits because the water main is not centered within the easement; however, staff's suggestion for the adjustment was intended to provide additional area for landscaping between the easement and north project boundary. This landscape plan does not propose additional landscaping as described, and the associated final plat does not reflect this proposal. In order to legally process the adjustment of the easement limits, the Board of Mayor and Aldermen must approve an easement vacation request and a new easement plat recorded.

Finally, the applicant proposes to include a fence along the southern boundary of the utility easement; however, staff has not received details, such as height and material, for this fence. Staff has recommended a condition of approval related to the required height and materials of the fencing.

Parking and loading: Based on the information provided by the applicant, this development requires a minimum of 28 parking spaces and 30 are provided. The applicant has indicated the area for the required bike racks, but the associated specification details have not been provided. Based on the information submitted, the applicant proposes a "typical" 24' parking lot drive aisle and "typical" parking stall dimension of 9x18. The City requires a minimum drive aisle width of 25 feet and minimum parking stall dimensions of 9x18.

Staff has recommended a condition of approval requiring an updated site plan removing the "TYP" (typical) and reflecting the minimum dimensional requirements of the zoning ordinance prior to the issuance of permits, unless the Board of Zoning Appeals grants approval of a variance from the minimum requirements of the zoning ordinance.

Public Works and Engineering: The plan has failed to show the following required and requested information –

- Fire prevention (hydrants)
- Sewer and water connections

Recommendation: Staff finds that the number of outstanding issues warrant a deferral. Should the Planning Commission find in favor of approval of STP 179-2016, staff recommends the following conditions of approval:

1. Design Review Commission determination of the building design. Staff finds that the propose building is compliant with the City's Design Review Guidelines and recommends approval.
2. Planning Commission determination of the variance from Zoning Ordinance Article IV, Section 17.1 (Minimum Buffer Yard Standards). Prior to the issuance of permits, the applicant shall submit a revised landscape plan to the Planning Department for review and approval of an alternative buffering proposal in accordance with the criteria and direction of Section 17.1(2) - (3).
3. Prior to the issuance of permits, the site plan shall be revised to remove "TYP" and to reflect the minimum parking lot dimensional requirements of the zoning ordinance prior to the issuance of permits, unless the Board of Zoning Appeals grants approval of a variance from the minimum requirements of the zoning ordinance.
4. Prior to the issuance of permits, the applicant shall submit an exhibit of the proposed fencing indicated on the plan. The fence height shall be in accordance with the requirements of the zoning ordinance and shall be constructed of either treated wood or decorative iron.
5. Site plan approval shall remain valid for a period of three (3) years during which time all required permits shall be obtained.
6. Modification to the approved site plan may require Planning Commission approval prior to the issuance of permits or certificates of occupancy.
7. The site plan shall be constructed as proposed and conditioned.
8. Prior to the issuance of a certificate of occupancy, all public streets shown shall be completed, inspected, and accepted, and all maintenance bonds shall have been approved.

Spring Hill Planning Commission

TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: June 13, 2016
SUBJECT: FPL 180-2016 (Southern Springs Phases 1 and 2)

FPL 180-2016: Submitted by Wilson and Associates for Southern Springs located on Kedron Rd. The property is zoned B-1, Office and Limited Retail District and contains approximately 106.64 acres. The applicant requests final plat approval for 198 single family residential lots.

Property description and history: This undeveloped property has frontage onto Kedron Road to the east and Denning Lane to the south, and it is currently regulated by B-1, Office and Limited Retail Commercial District, for the majority and R-1, Low Density Residential District, to the south along Denning Lane.

On April 10th, the Planning Commission approved a sketch plat application for the subject properties to include 808 dwelling units. Del Webb has since taken over the project and received Planning Commission approval of a new sketch plat application on August 10, 2015, for 602 residential lots.

On September 14, 2015, the Planning Commission approved a preliminary plat application for Phases 1 and 2, a total of 201 single-family residential lots. This approval required full construction and installation of the required 150-ft buffer between the subject property and the adjacent historic Oaklawn Plantation.

Request: The applicant requests final plat approval of Phases 1 and 2 for a total of 198 lots, including a lot for a sales center. There is an associated site plan application on this agenda (STP 179-2016) for the sales center.

Streets and sidewalk: The proposed street network includes construction of two new major streets – Southern Springs Parkway (Arterial) and Del Webb Boulevard (Collector). Right-of-way for a future street connection is also proposed from Southern Springs Parkway to the property to the north (zoned B-4).

Bulk and area requirements: The way in which the bulk and area data has been provided is not sufficient or efficient for staff to determine compliance with the bulk and area criteria of the underlying zoning district. At the work session, staff requested that the plat be revised to indicate lot width and area on each lot instead of in a chart on the separate page.

This information was not submitted with the revisions, and staff requested the information again and received a separate page confirming compliance with the minimum lot width requirement of the R-4 zoning district. Staff has recommended a condition of approval requiring that this information be incorporated into the final plat in a logical and orderly manner prior to approval of recordation.

Based on staff's review of the additional information, the plat is compliant with the bulk and area requirements of the underlying R-4 zoning district.

Amenities: The amenity area is not included in these phases.

Historic property buffer: This property is located within the required buffer for the historic Oaklawn Plantation, as designated by the BOMA. In keeping with the condition of approval for the rezoning of Tract 2 and the Historic Commission's recommendation for Tract 1, the 150' buffer is proposed along the shared property line with Oaklawn. During the Planning Commission work session, the applicant was asked to show the landscape buffer area on the final plat due to its association with the preliminary plat approval. This information was not provided as requested. Staff has recommended a condition of approval requiring this addition to the plat prior to approval of recordation.

Buffering and screening: In keeping with the condition of approval for the rezoning of "Tract 2" and the previously approved Sketch Plat application for "Tract 1", the 150' buffer is proposed along the shared property line with Oaklawn. There is an additional landscape buffer required along the northern project boundary. Based on discussions with staff and the applicant, a conflict has been discovered between the required landscape buffer and an easement for an existing water main.

In response to staff's request, the applicant has provided updated information on the final plat to address the majority of this conflict, showing large areas of landscape buffering in the proposed open space areas; however, there are several segments of this required buffer area that have not resolved the conflict (see attached exhibits of these areas clouded), and staff has not received information regarding the applicant's intent or request for these areas. Based on the current proposal, Planning Commission approval of a variance from the zoning ordinance screening and buffering requirements is required.

Approval of this final plat would be acknowledgement and approval of eliminating the landscape buffer for Lots 11-13, 126, 127, 135-146, and 157-159.

Public Works and Planning staff are not in favor of permitting landscaping required for buffering and screening within an easement due to the high risk of elimination and replanting of the landscaping, which would reduce its chances of maturing and providing a consistent and predictable screen, and more importantly due to high risk of damage to the City's utility infrastructure. Staff has been unable to assist in identifying a solution due to the lack of coordination between STP 179-2016 and FPL 180-2016 and conflicting information shown in each project area

Finally, staff has not received a landscape plan for the required 25' landscape buffer. Staff has recommended a condition of approval requiring a detailed landscape plan in accordance with the preliminary plat approval detail and the City's zoning ordinance prior to approval of recordation.

Public Works and Engineering: The applicant has not provided sufficient detail and information regarding the timing of the installation of the traffic signal at Kedron and Southern Springs related to timing of the construction of homes.

The plat fails to show the required 20' easement over a required storm pipe between Lots 75, 76, 181, 182, 193, and 201.

No landscaping may be permitted within the 30' water main easement along the norther property line.

Recommendation: Should the Planning Commission find in favor of approval of FPL 180-2016, staff recommends the following conditions of approval:

1. Planning Commission determination of a variance from Zoning Ordinance Article IV, Section 17.1 (Minimum Buffer Yard Standards). Prior to approval of recordation for any section of the plat, the applicant shall submit a landscape plan to the Planning Department for review and approval in accordance with the criteria of Section 17.1.
2. Prior to approval for recordation, the applicant shall revise the conflict between the landscape buffer and the utility easement. No portion of any easement may be identified as a landscape buffer.
3. Prior to approval for recordation, the applicant shall update the final plat to include the width of each lot.
4. Prior to approval for recordation, the plat shall be revised to show the required 20' easement over a required storm pipe between Lots 75, 76, 181, 182, 193, and 201.
5. Prior to the issuance of residential building permits, all infrastructure within Phases 1 and 2 shall have been completed, inspected, and accepted, including the installation of the traffic signal required for the intersection of Kedron Road and Southern Springs Drive.
6. Final plat approval shall remain valid for a period of two (2) years, during which time all necessary signatures must be obtained and all sections of the plat recorded.
7. The final plat shall be recorded as approved and conditioned. Modifications to the final plat may require Planning Commission approval prior recordation.

Received after publication of Staff Report

PulteGroup

Date: June 9, 2016

Ms. Dara Sanders,
City of Spring Hill
199 Town Center Parkway
Spring Hill, TN 37174

Re: **Southern Springs Phases 1 and 2**
Traffic Signal Installation
Spring Hill, Williamson County, Tennessee

Dara,

Pulte Homes Tennessee Limited Partnership, as owner of the above-noted property, does commit and will cause to be installed the proposed traffic signal package and road improvements at the intersection of existing Kedron Road and the proposed Southern Springs Parkway prior to any resident occupation in the new Southern Springs residential development (estimated in July of 2017).

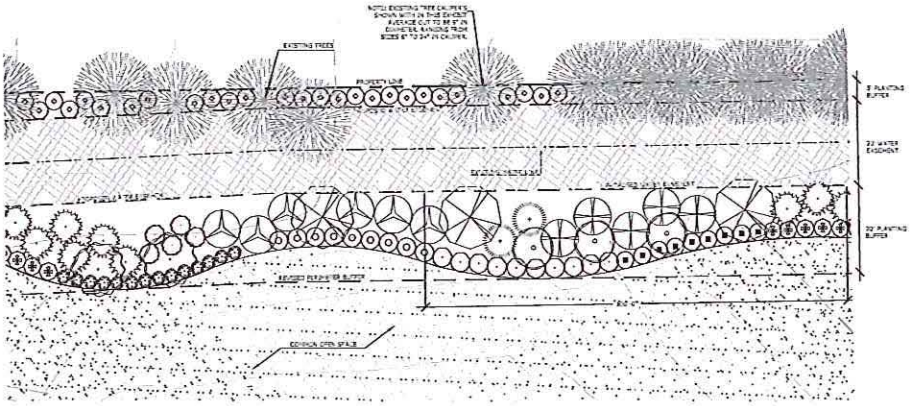
Sincerely,

Pulte Homes Tennessee Limited Partnership

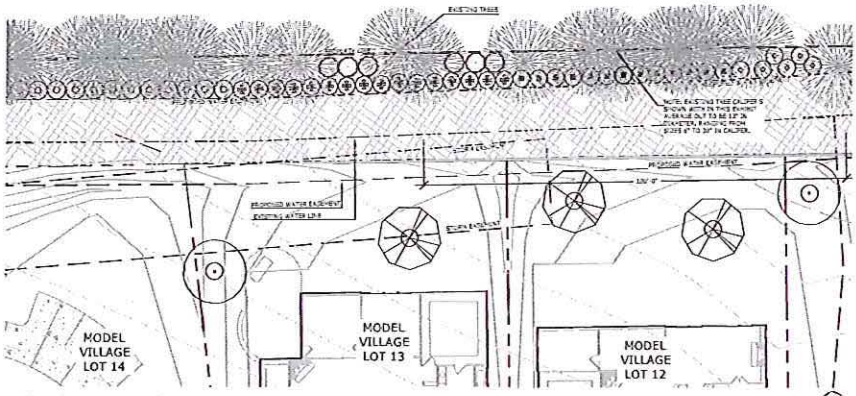
Todd Doupona

370 Mallory Station Road, Suite 500 Franklin, Tennessee 37067
615.550.2055 615.794.8278 (Fax) pultegroupinc.com

Received after publication of Staff Report



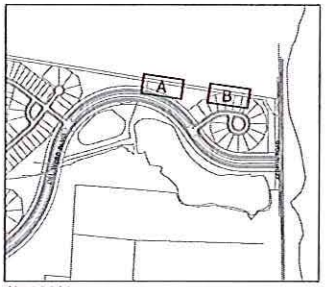
Buffer Planting Detail A



Buffer Planting Detail B

PLANT MATERIALS SCHEDULE

25' BUFFER REQUIREMENTS



SITE MAP

NOTE: THIS DESIGN IS CONCEPTUAL IN NATURE AND IS FOR REVIEW PURPOSES ONLY.

June 8, 2016

0 5 10 20

Southern Springs

A "Del Webb" Development

Del Webb Cardno Shaping the Future

25' Buffer Planting Exhibit

Spring Hill Planning Commission

TO:	Spring Hill Planning Commission
FROM:	Dara Sanders, Planning Director
MEETING:	June 13, 2016
SUBJECT:	NPC 190-2016 (The Cove)

NCP 190-2016: Submitted by Ragan-Smith for The Cove located at 4355 Tom Lunn Rd. The property is zoned R-2, Medium Density District and contains approximately 91.20 acres. The applicant requests Neighborhood Concept Plan approval for 94 single family residential lots.

Property description and history: This undeveloped property is located northwest of the intersection of Tom Lunn Road and Port Royal Road. A creek traverses along the southern property line. The majority of the surrounding properties are developed for low-density single-family residences or are used for agricultural purposes, with exception of Port Royal Park located south of the subject property.

Request: The applicant requests neighborhood concept plan approval for 94 single-family dwellings.

Bulk and area requirements: The applicant has not submitted sufficient information indicating that the proposed 94 lots meet the minimum bulk and area requirements identified on the plat. Approval of the neighborhood concept plan does not relieve the applicant/developer of the zoning ordinance requirements. At the time of site plan application, the applicant will be required to verify compliance with all zoning ordinance requirements.

Streets and sidewalk: Tom Lunn Road is designated as Local street in the Major Thoroughfare Plan, which requires a minimum of 50 feet of right-of-way. Pursuant to the requirements of the City's zoning ordinance for a neighborhood concept plan, the applicant is required to identify and delineate all existing conditions of the property's frontage along the public street. **Prior to the submittal of a preliminary plat application, the neighborhood concept plan shall be updated to delineate the existing and Major Thoroughfare Plan rights-of-way from centerline.**

The Major Thoroughfare Plan identifies a new Collector street in the area. New streets identified in the Major Thoroughfare Plan are intended to be general locations, not exact locations. Based on discussions between the Planning Director, Infrastructure Director, and the applicant, consideration of upgrading Tom Lunn Road to a Collector is recommended due to existing surrounding conditions, including a significant TVA easement, substantial floodplain area, and the creek location and configuration.

The applicant proposes to provide one street connection to Tom Lunn Road. No other street connections are proposed.

Bicycle and Greenway Plan: Tom Lunn Road is designated as a bike lane route. Again, the Bicycle and Greenway Plan is intended to identify the general location of bicycle and pedestrian facilities, and the exact location must be worked out at the time of development or City's construction of facilities. Since the Planning Commission work session, the applicant has submitted a request to the Board of Mayor and Aldermen (BOMA) to dedicate 32.89 acres of floodplain and floodway to the City in-lieu of construction or participation in the bicycle and pedestrian facilities recommended by the Bicycle and Greenway Plan. Staff has recommended a condition addressing this proposal and an alternative should the BOMA not approve the request.

Recommendation: Staff recommends approval of the request, subject to the following conditions of approval:

1. Neighborhood concept plan approval shall remain valid for a period of three (3) years, during which time a preliminary plat application shall be submitted in accordance with the approved plan and all associated conditions.

2. Modification to the neighborhood concept plan may require Planning Commission approval prior to submittal of a preliminary plat application.
3. At the time of preliminary plat application, the applicant shall be assessed a fee in-lieu of street improvements to Tom Lunn Road to include the cost of milling and overlay.
4. Right-of-way dedication along the property's frontage onto Tom Lunn Road shall reflect the minimum right-of-way requirements for a Collector street in the City's Major Thoroughfare Plan.
5. Prior to the submittal of a preliminary plat application, the applicant shall complete the park land dedication process. Should the Board of Mayor and Aldermen decide not to accept the proposed park land dedication, the Planning Commission may require construction of a pedestrian bridge and/or other facilities in accordance with the City's Bicycle and Greenway Plan.
6. Prior to the submittal of a preliminary plat application, the neighborhood concept plan shall be updated with a purpose note and to delineate the existing and Major Thoroughfare Plan rights-of-way from centerline

Spring Hill Planning Commission

TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: June 13, 2016
SUBJECT: PPL 191-2016 (Cadence Crossing)

PPL 191-2016: Submitted by Kimley-Horn for Cadence Crossing located at 4820 Main Street. The property is zoned R-4 and contains approximately 15.99 acres. The applicant request Preliminary Plat approval for 78 single family residential lots.

Property description and history: This undeveloped property is located at 4820 Main Street and is regulated by the R-4, High Density Residential Zoning District. The surrounding development pattern consists of single-family residential uses. The two proposed lots with nonresidential uses that front Main Street are zoned B-2 and covered by a separate application also on this agenda for site plan review (STP 193-2016).

In March of 2016, the Board of Mayor and Aldermen, with a favorable recommendation from the Planning Commission, approved a rezoning request for the subject property from R-2, Medium Density Residential, to R-4, High Density Residential, subject to conditions.

Request: The applicant requests preliminary plat approval for a combination of attached and detached lots for a total of 78 dwelling units.

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 (47.5 feet from centerline). The applicant proposes to construct an additional public street through the property, intersecting with Main Street. Right-of-way dedication for Main Street is reflected in the associate STP 193-2016.

While the R-4 portion of the project boundary does not front onto Main Street, the applicant is proposing street improvements along the Arterial to accommodate increased vehicle trips to and from the development. These improvements include a dedicated left turn lane and a dedicated right-turn lane onto the new street. The intersection of this new street with Main Street is proposed to be a three-lane section with a dedicated left turn lane and a through/right-turn lane onto Main Street.

Sidewalk construction is proposed on both sides of the new street. These improvements are consistent with the conceptual plan submitted with the approved rezoning request and neighborhood concept plan. The applicant also requests to pay a fee in-lieu of sidewalk construction along Main Street. Planning staff's preference is to require sidewalk construction from the northern intersection of Spring Hill Circle to the southern intersection of Spring Hill Circle, which is approximately 300 linear feet in addition to the subject property's frontage along Main Street.

This would provide a safe pedestrian connection from hundreds of homes to the north, south, and east with the commercial portion of this mixed use neighborhood and eventually to the commercial development to the west once the traffic signal and crosswalk are installed at the new intersection. In order words, for an additional $7,000, the applicant/developer could increase pedestrian safety and access to and from this neighborhood, which is a significant and positive investment that benefits the surrounding community. Should the Planning Commission find in favor a collecting a fee in-lieu of sidewalk construction along Main Street, staff would recommend a fee of $29,374, based on City Engineer's calculation of the cost of sidewalk along the property's frontage onto Main Street.

During the rezoning request for the subject property, the applicant discussed their intent to install a traffic signal at the intersection of the new street with Main Street in order to promote safe and orderly traffic flow to this new development.

After the property was approved, the Board of Mayor and Aldermen adopted an access management policy for this segment of Main Street that would permit the addition of only one traffic signal to the corridor, at the owner/developer's expense, once a warrant threshold for the new signal has been met.

The result of the BOMA's decision does not permit the applicant/developer to install the traffic signal prior to a proven warrant, and the signal is not warranted until the proposed development begins to impact Main Street. As a result, the applicant has proposed to pay a fee in-lieu of installation of the traffic signal to include the cost of a warrant study, signal design, and signal installation with the addition of 30% of the projected cost in order to account for unknown cost increases, for a total of $188,500. Based on Public Work's calculation and estimate of the cost, staff recommends a fee of $200,000.

The City Engineer has provided a letter (attached) discussing these costs.

Bicycle and Greenway Plan: Main Street is designated as a bike lane route. Staff has not recommended the addition of bike lanes along Main Street for this project and all other similar requests due to existing conditions that do not promote a safe cycling environment.

Screening and buffering: The applicant proposes to landscape the required 25' buffer along the north, west, and portions of the southern property boundary. Those areas shown without landscaping are proposed tree preservation areas, which proposed to preserved existing trees for the purpose of screening and buffering.

Public Works and Engineering: The following items must be included or revised on the preliminary plat -

- Show ADA ramps at Hwy 31 entry
- Show flow from SD line B1 into forebay
- Confirm 2' minimum cover of RCP at Sta 9+75

Recommendation: Staff recommends approval of PPL 191-2016, subject to the following conditions of approval:

1. The applicant shall construct a public sidewalk no less than 8 feet wide along Main Street from the northern intersection of Spring Hill Circle to the southern intersection of Spring Hill Circle. Prior to the issuance of permits, the applicant shall revise the plat accordingly.
2. No later than 60 days after the issuance of permits or prior submittal of a final plat application, the applicant shall pay a fee in-lieu of study, design, and installation of a traffic signal on Main Street in the amount of $200,000.
3. The applicant shall be required to install all landscaping as shown on the plan, and the HOA shall be responsible for maintenance and replacement of required landscaping. No certificate of occupancy shall be approved for any lot until the associated landscaping is installed by the developer and inspected by the City.
4. The HOA shall be responsible for maintenance of all open space and detention areas.
5. Prior to the issuance of permits, all Public Works and Engineering comments shall be addressed.
6. Preliminary Plat approval shall remain valid for a period of two (2) years, during which time a final plat application shall be submitted for Planning Commission review and approval.
7. Modification to the preliminary plat may require Planning Commission approval prior to the submittal of a final plat application.

June 6, 2016

Ms. Dara Sanders
City of Springhill
Planning Department
199 Town Center Request
Springhill, TN 37174

Re: Cadence Crossing Commercial

Dear Dara,

As requested we have revised the plans per the comments as we understood them at the Work session.

1. We have removed the Pedestrian access Main Street Crossing off the plans as requested.

2. We are accessing our site's from the new proposed side road.

3. We have added an 8' wood fence at the North and South ends as requested.

4. We have added a note concerning the Traffic Signal installation stating that the Signal would be installed as required by the City of Springhill traffic warrants.

5. The architectural drawings have been revised as requested with more articulation on the east side and the required material percentages noted.

Please feel free to contact us at 615-424-4840 or by e mail at batsonengineering@comcast.net

Sincerely,
Batson & Associates Engineering, Inc

Garry M. Batson, PE
President

May 11, 2016

Ms. Dara Sanders
City of Springhill
Planning Department
199 Town Center Request
Springhill, TN 37174

Re: Cadence Crossing Commercial

Dear Dara,

On behalf of the applicant Hank Brockman with Synergy Partners please accept this letter as our official request to review and present the proposed Cadence Crossing Commercial tracts to the City of Spring Hill Planning Commission for review and approval at their next available meeting.

The Proposed site consists of an approximate 2 commercial buildings one of approximately 10,400 S.F. (Phase I) and Building 2 with 23,400 plus or minus S.F. (Phase II)

Please feel free to contact us at 615-424-4840 or by e mail at batsonengineering@comcast.net

Sincerely,
Batson & Associates Engineering, Inc

Garry M. Batson, PE
President

City of
SPRING HILL
TENNESSEE
est. 1809

June 9, 2016

Ms. Dara Sanders, Planner
City of Spring Hills
199 Town Center Parkway
Spring Hill, TN 37174

RE: Cadence Crossing
Funding Potential Future Traffic Signals
Payment of Fee in Lieu of 8-Foot Concrete Sidewalk

Dear Ms. Sanders:

I have reviewed the attached correspondence from Kimley Horn dated June 3, 2016 with regards to the potential future traffic signals at the entrance to the Cadence Crossing development on Main Street in the City of Spring Hill. They are proposing to fund the signals, if warranted, at a cost of $188,500 to include the cost of the traffic signals, the cost of the traffic signal warrant study, the cost of the traffic signal design and a 30% contingency. The proposed funds are to be deposited into an escrow account within 60 days of the first building permit issued for this project.

However, on May 31, 2016, City staff met with representatives from Kimley Horn and the developer to discuss same. At said meeting, it was determined that the costs associated with the traffic signal study, design and installation were to be $200,000. Therefore, it is recommended at this time that $200,000 be deposited into an escrow account within the time frame as noted heretofore.

With regards to the 8-foot concrete sidewalk along the east side of Main Street, it is being proposed that a payment be made to the City in lieu of actually constructing the concrete sidewalk as part of the development. Their proposed fee is $28,386 based upon 747 lineal feet of 8-foot wide sidewalk at a unit cost of $4.75 per square foot. However, per the proposed site layout plan, the proposed fee should be $29,374 based upon what appears to be 773 lineal feet of 8-foot wide sidewalk at a unit cost of $4.75 per square foot. Therefore, it is recommended that the fee in lieu of constructing the concrete sidewalk as part of the development should be $29,374.

199 Town Center Parkway
P.O. Box 789
Spring Hill, TN 37174

Phone 931.486.2252, X-488
Fax 931.486.1268
twolf@springhilltn.org

If you should have any questions with regards to this matter, you can reach me at my office.

Sincerely,

Thomas S. Wolf
City Engineer
City of Spring Hill

Cc. Bonnie Turnbow
Dan Allen

Attachment

199 Town Center Parkway
P.O. Box 789
Spring Hill, TN 37174

Phone 931.486.2252, X-488
Fax 931.486.1268
twolf@springhilltn.org

Kimley»Horn

June 3, 2016

Dara Sanders
City Planner
199 Town Center Pkwy
Spring Hill, TN 37174

RE: *Planning Commission Request*
Cadence Crossing – Preliminary Plat

Dear Dara,

On behalf of our client, Cadence Construction, we are submitting the Preliminary Plat for the Cadence Crossing Residential Development. This resubmittal is in accordance with the comments received at the May 23, 2016 planning commission work session. This project consist of 29 single family homes and 49 townhomes. The following items are included with this submittal:

1. Preliminary Plat and Construction Documents (10 Full-Size, Folded Copies)
2. Site Vicinity Map with aerial image
3. Digital Copies of all submitted documents.

With this submittal, we are proposing to fund the potential future traffic signal, if warranted, at the entrance to this development, as identified in BOMA Resolution 16-11. Based on our calculations, the total responsibility of the developer is as follows:

Cost of Traffic Signal = $125,000
Cost of Traffic Signal Warrant Study = $5,000
Cost of Traffic Signal Design = $15,000

$125,000 + $5,000 + $15,000 + 30% Contingency = **$188,500**

This funding is proposed to be deposited into an escrow account within 60 days of the first building permit for this project. At final buildout of the commercial lots, the City of Spring Hill will conduct a traffic signal warrant study. Should it be found that a traffic signal is warranted at that time, the City can use the funds in the escrow account to pay for the design and installation of the traffic signal. If it is determined that the traffic signal is not warranted, the proposed funds will be returned to the developer.

With this submittal, we are also proposing to pay a fee in lieu of the 8' sidewalk along Main St. We are proposing this due to the lack of connectivity between adjacent parcels as well as the likelihood of

it being in conflict with future road improvements by TDOT. Based on our calculations, the fee in lieu of is as follows:

747' L x 8' W = 5976 sf
5976 sf x $4.75/sf = **$28,386**

With Kimley-Horn, you should expect more and will experience better. Please contact me at (615) 564-2701 or brett.creasman@kimley-horn.com should you have any questions. Thank you and we look forward to working with you on this project.

Sincerely,

Brett Creasman, PE

Spring Hill Planning Commission

TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: June 13, 2016
SUBJECT: STP 193-2016 (Cadence Crossing Commercial)

STP 193-2016: Submitted by Batson and Associates Cadence Crossing located at 4820 Main Street. The property is zoned B-2 Neighborhood Shopping District and contains approximately 3.745 acres. The applicant requests site plan approval for 2 commercial buildings.

Property description and history: This undeveloped property is located at 4820 Main Street. This Site Plan is associated with another Agenda item for a Preliminary Plat containing 78 dwelling units (PPL 191-2016). In March of 2016, the Board of Mayor and Aldermen, with a favorable recommendation from the Planning Commission, approved a rezoning request for the subject property from R-2, Medium Density Residential, to B-2, Neighborhood Shopping District, subject to conditions. In May of 2016, the Planning Commission approve a sketch plan application (SKP 177-2016) for the subject property.

Request: The applicant requests Site Plan approval for two commercial buildings totaling 33,473 square feet with associated required parking spaces and drive-thru bank tellers/ATM.

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 (47.5 feet from centerline). Right-of-way dedication is required. The applicant proposes to construct an additional public street through the property, intersecting with Main Street.

The applicant is proposing street improvements along the Arterial to accommodate increased vehicle trips to and from the development. These improvements include a dedicated left turn lane and a dedicated right-turn lane onto the new street. The intersection of this new street with Main Street is proposed to be a three-lane section with a dedicated left turn lane and a thru/right-turn lane onto Main Street. These improvements are consistent with the sketch plan approval.

Sidewalk construction is proposed on both sides of the new street and along Main Street. As discussed in the associated PPL 191-2016, staff recommends in favor of constructing a sidewall along Main Street between the two intersections of Spring Hill Circle. Because the applicant for PPL 191-2016 submitted a letter indicating responsibility for the construction of all improvements, including the sidewalk along Main Street, the future traffic signal, and the dedicated right and left turn lanes on Main Street. These improvements have also been shown on the proposed site plan.

Due to the unknown timing or coordination of construction between the two projects, staff has included a condition of approval that certificates of occupancy shall not be permitted until Main Street improvements and sidewalk construction have been completed, inspected, and satisfied.

Access: The applicant proposes access both commercial lots from the lower street classification (the new street). No direct access is proposed onto Main Street. These proposed driveways onto the new street are located along the eastern boundary to maximize distance from Main Street.

Additionally, the applicant proposes an alley connection from the rear parking lot of the commercial buildings to the townhomes proposed in the residential portion of the development, which is similar to that shown in the conceptual plan submitted with the approved rezoning request.

Bicycle and Greenway Plan: Main Street is designated as a bike lane route. Staff has not recommended the addition of bike lanes along Main Street for this project and all other similar requests due to existing conditions that do not promote a safe cycling environment.

Building design: The applicant proposes two one-story buildings. Based on the information provided, the buildings are proposed to be constructed of brick, stone, glass, and EIFS. The applicant has modified the proposed building design to reduce the area of EIFS below the maximum percentage identified in the City's Design Review Guidelines.

Landscaping and buffering: The plan shows a 25' landscape buffer along the northern and southern property lines adjacent to the existing single-family residences. Since the work session, the applicant has revised the fence proposal to be a wood board fence.

The plan also includes a shared 25' landscape buffer along the eastern boundary between the proposed nonresidential buildings and the proposed townhomes to the east, which requires a Planning Commission variance from the minimum buffer yard requirements. No fencing is proposed.

Staff is in support of the buffer and landscape proposal between the subject property and the property associated with PPL 191-2016, as the intent of this project has been described as a mixed-use neighborhood from the beginning. This site has been designed to be sensitive to the connectivity, circulation, and impact. A fence implies separation instead of integration. While a fence or wall can reduce the impact of glare and provide protection where deemed necessary, staff finds that the proposed layout of this and the adjacent property has been designed to be sensitive to the other through parking lot location and dense landscaping.

The plan has incorporated the required 15 feet of greenspace between all proposed parking lots and right-of-way. Staff has recommended a condition of approval regarding the requirement for one, three-inch caliper street tree for each thirty-five feet of street frontage. Additional street trees are required along Main Street and the new street.

Parking and loading: Bicycle parking racks are required. Staff has recommended a condition of approval requiring the submittal of updated civil plans in accordance with the minimum requirements of the Zoning Ordinance related to the installation of bicycle parking racks.

Public Works: Parking lot lighting does not meet minimum candlefoot requirements.

Recommendation: Staff recommends approval of STP 192-2016, subject to the following conditions of approval:

1. *Design Review Commission determination of the building design.* Staff recommends approval, finding that the building design meets the minimum criteria of the Design Review Guidelines and promote the safe and orderly circulation for vehicles and pedestrians.
2. Prior to the issuance of permits, the landscape plan shall be updated to include a minimum of one (1), three-inch (3") caliper tree for every 35 feet of street frontage.
3. Prior to the issuance of permits, the applicant shall update the site plan to include all required information necessary to confirm compliance with the bicycle parking rack requirements.
4. Prior to the issuance of permits, the applicant shall submit a revised lighting plan.
5. Prior to the issuance of a certificate of occupancy for the proposed development, all Main Street improvements shall be completed, including a dedicated right-turn lane, dedicated left-turn lane, and an 8' sidewalk connection from the northern intersection of Spring Hill Circle and the southern intersection of Spring Hill Circle.
6. Prior to the issuance of a certificate of occupancy, the City shall have received all fees in-lieu of traffic signal study, design, and installation.
7. Prior to the issuance of a certificate of occupancy, the new street shall be constructed to the rear property line for the commercial lots. The street shall be completed, inspected, and certificates of satisfaction issued.
8. The site shall be constructed as approved and conditioned.
9. Access shall be limited to that shown on the new street.
10. Site Plan approval shall remain valid for a period of three (3) years, during which time all necessary permits shall be obtained.

Spring Hill Planning Commission

TO:	Spring Hill Planning Commission
FROM:	Dara Sanders, Planning Director
MEETING:	June 13, 2016
SUBJECT:	LSP 195-2016 (Crossings Circle/Longhorn)

LSP 195-2016: Submitted by WES Engineers for property located on Crossings Circle. The property is zoned B-4 and contains approximately 2.4 acres. The applicant request Lot Split approval for this lot.

Property description history: This property is located along Crossing Circle and is an outparcel that fronts on Crossing Circle and Saturn Parkway. The property to the north is approved for development of a Red Robin restaurant, sharing a driveway with the subject property, and the property to the south is being developed for the Hampton Inn with a stub out to the subject property for future cross connectivity

May 9, 2015, the Planning Commission approved a site plan application (STP 168-2016) for a portion of the subject property for a Longhorn Restaurant, leaving less than one acre of the southern portion of the lot for future development. This approved development includes one new curb cut onto Crossings Circle and two cross connections to the southern portion of the property at the east and west sides of the property.

Request: The applicant requests lot split approval to subdivide the subject property into two tracts of 1.60 acres (3A) and 0.82 acre (3B).

The zoning ordinance permits administrative approval of lot split applications; however, the Planning Department may elect to refer an application to the Planning Commission for action instead of granting approval for several reasons. Due to the following circumstances, staff has referred this application to the Planning Commission:

1. The proposed subdivision of land results in the approved new driveway to be located completely and only on Lot 3A.
2. The proposed subdivision of land results in 70 feet of frontage for Lot 3B, which is insufficient in providing adequate separation between a new driveway for this lot and those approved to the north and south of Lot 3B.

Since the May 2016 Planning Commission work session, the applicant has included a note on the plat indicating a self-imposed restriction of access to Lot 3B, which is consistent with his statement made on the public record for the associated STP 168-2016 and exhibits submitted to the Planning Commission indicating his intent to provide only indirect access for future development in the area now identified as Lot 3B.

Recommendation: Staff recommends approval of LSP 195-2016, subject to the following conditions of approval:

1. Lot split approval shall remain valid for a period of three (3) years, during which time all signatures shall be obtained and the plat recorded.
2. Modification to the approved lot split may require Planning Commission approval prior to recordation.

WES
ENGINEERS & SURVEYORS

June 6, 2016

Dara Sanders, City Planner
Spring Hill Tennessee
199 Town Center Pkwy
Spring Hill, Tennessee 37174

RE: Crossings Lot 3, Lot Split

Dear Dara:

On behalf of Turnberry Land Co, LLC, the Developer for this project we are re-submitting this Lot Split for Lot 3 of the Crossings South, Lot 3A is for the future Longhorn Site and Lot 3B is unknown at this time. I have added the public access easements as requested to allow access on the west side of the lot. A note has also been added imposing restrictions on access to lot 3B.

If you should have any questions or concerns, please feel free to contact me.

Sincerely,
WES Engineers & Surveyors

Allen B. O'Leary

Allen B. O'Leary, RLS
Principal

2486 Nashville Hwy | Columbia, Tennessee 38401 | Phone: 931.388.2329 | Fax: 931.548.2013 | www.wesengineers.com

Spring Hill Planning Commission

TO:	Spring Hill Planning Commission
FROM:	Dara Sanders, Planning Director
MEETING:	June 13, 2016
SUBJECT:	ADM 198-2016 ("Project Cyclops")

ADM 198-2016: Submitted by NorthPoint Development for property located 715 Beechcroft Rd. The property is zoned M-1, Industrial District and contains approximately 31.6 acres. The applicant request a major modification for Project Cyclops.

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. In March 2016, the Planning Commission approved a 102,000 square-foot addition to the structure and associated truck and employee parking.

Request: The applicant requests a major modification to the approved site plan application (STP 154-2016) to include an additional 15,180 square feet for a total expansion of 117,180 square feet to the existing building.

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.

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, additional parking spaces are not required per the City's parking requirements for the expansion.

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

1. Design Review Commission determination of the building design. The proposal is not compliant with the material requirements of the City's Design Review Regulations, but the Design Review Commission has granted two previous variance requests for this site from the minimum requirements. Staff finds that the proposed building design is consistent with those previously approved.
2. The site plan shall be constructed as approved and conditioned.
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 from the approval of STP 154-2016, during which time all permits shall be obtained.
5. Modification to the approved site plan may require Planning Commission approval.

City of Spring Hill
Planning Commission

DATE: June 9, 2016

REQUEST: Approval to call and extend the performance bonds for Walmart

SUBMITTED BY: Thomas S. Wolf, City Engineer TSW
Missy Stahl, Project Manager MS

OVERVIEW:

- The City currently has two performance bonds in place for Walmart: $65,000 established for Walmart to construct 100' of right turn lane on Main Street at Campbell Station and $22,000 to construct a 30' access road to the Publix property.
- The City has received notice from Walmart that they are instructing their surerty company to not renew the bonds with a current expiry date of June 30, 2016. Per their emails, the Planning Commission passed the approval at the September 12, 2011 meeting with the bonds to expire on June 30, 2014 or within one year of the store opening.
- To date, the improvements have not been made.
- Staff presented this discussion item to the Board of Mayor and Aldermen at the June 6, 2016 work session. The BOMA directed staff to call the bond for $65,000 to help compensate the cost of the City designing and installing the turn lane which has been included in the Highway 31 redesign.
- Additionally, the BOMA directed staff to require a one-year extension on the bond for $22,000. Under current planning, Andy's Frozen Custard is to construct the access road.

PC ACTION REQUESTED:

- Approve PC Resolution 16-61 to approve to call and extend the performance bonds for Walmart

RESOLUTION 16-61 OF THE PLANNING COMMISSION OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO APPROVE TO CALL AND EXTEND THE PERFOMANCE BONDS FOR WALMART

WHEREAS, Performance Bonds are currently in place for said development in the amounts of $65,000.00 to construct 100' of right turn lane on Main Street at Campbell Station and $22,000.00 to construct a 30' access road to the Publix property; and

WHEREAS, the City of Spring Hill has received notice from Walmart that they are instructing the issuing bank to not renew the bonds past the current expiry date of June 30, 2016 as the bonds were originally set to expire June 30, 2014 or within one year of the store opening ; and

WHEREAS, to date, the improvements have not been completed; and

WHEREAS, the City's Board of Mayor and Aldermen is recommending to call the bond for $65,000.00 to compensate the City for the cost of installing the right turn lane; and

WHEREAS, the City's Board of Mayor and Aldermen is recommending to extend the bond for $22,000.00 for a period of one year for construction of the access road.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that calling of the Performance Bond for Walmart in the amount of $65,000.00 and the one year extension of the Performance Bond for Walmart in the amount of $22,000.00 is approved.

Passed and adopted this 13th day of June, 2016

_____
Paul Downing, Chairman

_____
Dara Sanders, Secretary

Missy Stahl

From: Crystal Uphoff <Crystal.Uphoff@walmart.com>
Sent: Tuesday, June 07, 2016 3:33 PM
To: Missy Stahl; joann.r.frank@marsh.com
Cc: Dan Allen; Tom Wolf; James Cole - Legal
Subject: RE: #3017-00 City of Spring Hill Walmart Bonds - 8389 & 8390
Attachments: image2012-09-17-040715.tif

JoAnn,

Please let this e-mail serve as Wal-Mart's objection to the claim on Bond No. 105830008 TR #8390 . The attached bond states that Wal-Mart will perform the construction of 100' of right turn lane on Main St at Campbell Station upon the occurrence of certain conditions precedent, as required by the City of Spring Hill, Tennessee Municipal Planning Commission minutes of September 12, 2011.

The City of Spring Hill, Tennessee Municipal Planning Commission minutes of September 12, 2011 states that Wal-Mart will issue a letter of credit the City of Spring Hill to secure Wal-Mart's agreement to construct approximately 100' of right turn lane on Main Street at Campbell Station once the City of Spring Hill obtains necessary construction easement agreement from the owner of the Walgreen's property. The letter of credit is to expire on 6/30/2014 or within one year of the store opening whichever occurs first.

To date the City of Spring Hill has not provided any proof they have obtained the necessary construction easement agreement from the Walgreen's property owner. This store opened on 10/23/2013. Per the terms of the bond is should have been allowed to expire on 6/30/2014.

We are also objecting to the extension of Bond No. 105830007 TR #8389 as to date the City of Spring Hill has not provided proof they have obtained the easement rights needed to construct the 30' access road on the Publix property. The City of Spring Hill, Tennessee Municipal Planning Commission minutes of September 12, 2011 states that the letter of credit for this work is to expire on 6/30/2014 or within one year of the store opening. Per the terms of the bond it should have been allowed to expire on 6/30/2014.

Thanks,

Crystal Uphoff – **Project Manager, Non-Construction**
Real Estate Supplier & Contract Management
Office 479-204-0337
Cell 479-418-6506
Fax 479-204-9545
crystal.uphoff@walmart.com

2001 Southeast 10th Street
Bentonville, AR 72716-5570
Saving people money
so they can live better.

From: Missy Stahl [mailto:mstahl@springhilltn.org]
Sent: Tuesday, June 07, 2016 8:59 AM
To: joann.r.frank@marsh.com
Cc: Dan Allen; Tom Wolf; Crystal Uphoff

Subject: City of Spring Hill Walmart Bonds - 8389 & 8390
Importance: High

Ms. Frank –

Per the direction of the City's Board of Mayor and Aldermen, the City of Spring Hill is requesting to call the bond number 105830008 (TR #8390) in the amount of $65,000.00. We are also requiring a one year extension on the bond number 105830007 (TR #8389) in the amount of $22,000.00 until improvements under this bond are completed.

As these bonds expire June 30, 2016, please forward me the necessary paperwork as soon as possible to begin this time-sensitive process. I will also place a phone call to you to discuss.

Sincerely,
Missy Stahl
City of Spring Hill

Missy Stahl, CMFO
Project Management
P.O. Box 789
Spring Hill, TN 37174
931.486.2252 ext 202
931.486.0516 (fax)
www.springhilltn.org

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SPRING HILL
MUNICIPAL PLANNING COMMISSION
PUBLIC HEARING MINUTES
MONDAY, SEPTEMBER 12, 2011
5:27 P.M.

Chairman Schwartz called the Public Hearing to order.

Members present were: Dick Vaughn; Jonathan Schwartz; and Mayor Dinwiddie. Members absent were: Jim Cichoracki and Jonathan Duda. Also present were: Tim Underwood; Jerome Dempsey: Brad Thompson; and Sue Glenn.

General Announcement – The procedural rules for public comment will be as follows: The items will be taken in order of the agenda. Audience members wishing to speak must be recognized by the Chairman and will have five minutes to address the Planning Commission. No rebuttal remarks are permitted.

Concerned Citizens: Matthew, 2003 Autumn Ridge Way, stated that he thinks the Copperstone Development is a good idea and is something every city should have.

Bruce McNeilage, 3008 Helfrich Court, stated he does not think we need an apartment complex.

Steve Kutchback, 3017 Burnley Court, spoke concerning the apartment complex. He thinks schools should be a strong consideration and that traffic will be an issue. He asked that the Planning Commission not move forward on this issue.

Nick Harris, 5004 Paddy Trace, asked that the Planning Commission do a traffic study.

Beverly Yurovak, 3002 Burnley Court, stated that she thinks the apartments would lower the value of her home.

Walker Cavalcanti, 1036 St. Hubbins Drive, stated that he has nothing against growth but wants the Planning Commission to take it seriously when making this decision.

Richard Yurovak, 3002 Burnley Court, stated that the apartment building does not fit in with his neighborhood.

Charlie Schoenbrodt, 2007 Spring Meadows Circle, explained that traffic is bad in the area where the apartments are proposed and not sure what they would do for the area.

Nancy Gregg, 2921 Stewart Campbell Point, stated that she thinks the Planning Commission should not be catering to the builder.

<u>Item for Public Hearing</u>

1. Consider rezone request of 12.12 acres from R-4 (Residential High Density) to R-5 (Residential Apartments). Parcel found on Williamson County Tax Map 167, Portion of Parcel 4.22. Copperstone East Preliminary Development Plan submitted as required.

Chairman Schwartz moved to adjourn the Public Hearing. Motion seconded by Mr. Vaughn. Public Hearing adjourned at 6:00 p.m.

Jonathan Schwartz, Chairman

Michael Dinwiddie, Secretary

SPRING HILL
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, SEPTEMBER 12, 2011
6:00 P.M.

Chairman Schwartz called the meeting to order.

Members present were: Dick Vaughn; Jonathan Schwartz; and Mayor Dinwiddie. Members absent were: Jim Cichoracki and Jonathan Duda. Also present were: Tim Underwood; Jerome Dempsey; Brad Thompson; and Sue Glenn.

Consider approval of the August 8, 2011 Planning Commission meeting minutes. Mr. Vaughn moved to approve the minutes. Motion seconded by Mayor Dinwiddie. Minutes approved 3/0.

General Announcement – The procedural rules for public comment will be as follows: The items will be taken in order of the agenda. Audience members wishing to speak must be recognized by the Chairman and will have five minutes to address the Planning Commission. No rebuttal remarks are permitted.

Concerned Citizens: Matthew, 2003 Autumn Ridge Way, spoke about the Wal-Mart site plan. He thinks it will create more jobs and is going to help the city, but traffic will be a problem.

Lori Fisk, 1700 Witt Hill Drive, stated that she thinks we should not build an apartment complex if Wal-Mart is approved. She felt the citizens would never get out of their subdivision in that area.

Steve Kutchback, 3017 Burnley Court, spoke regarding the rezoning coupled with the Wal-Mart area. We will be looking at much more of a traffic flow and urged the Planning Commission to do a traffic study before moving forward.

Debbie Hoover, 1706 Dublin Court, asked the Commission to please vote against the location for Wal-Mart.

Tommy Dudley, Kedron Road, stated that the City needs all types of business.

Field, 1913 Amacher Drive, asked that they consider Wal-Mart for another location. He wants a wall between him and Wal-Mart.

Walker Cavalcanti, 1036 St. Hubbins Drive, stated that he felt Wal-Mart should not be put in around single family homes.

Charlie Schoenbrodt, 2007 Spring Meadows Circle, stated that where you have a community you are going to have traffic.

Bob, 1871 O'Reilly Circle, requested that the Planning Commission demand Wal-Mart put a screening of some type between the store and the Shannon Glen subdivision.
A citizen spoke regarding Wal-Mart. He asked that it be tabled so that it would get a 100% of the votes since not all members were present.

Eliot Mitchell, 2823 Tweed Place, stated that Item #5 does not meet city codes concerning the water shed and buffer zones. He stated that the developer had been told that he was grandfathered in, but there is not any grandfathered clause within the City Codes. He stated that the site plan should be brought up to codes before they approve the Final Plat.

Andrew Zirschky, 1749 Witt Way Drive, stated that he was representing the citizens for a better Spring Hill regarding Copperstone Development and Wal-Mart. He stated that the question is "how does the government and citizens regulate growth to the City."

Chairman Schwartz stated that he would like to pull Item #5 off of the Consent Agenda and put on Items to be considered.

Mr. Vaughn made a motion to approve the Agenda. Motion seconded by Mayor Dinwiddie. Motion passed 3/0.

CONSENT AGENDA

1. Consider P.C. Resolution 11-24 to reduce the existing Performance Bond for Royalton Woods Subdivision Section One. Final Plat recorded 12-28-06.

2. Consider P.C. Resolution 11-26 to release the existing Letter of Credit for Glenmont Subdivision. Final Plat recorded 2-2-07.

3. Consider Minor Subdivision Plat of B-4 zoned parcel to create 3 commercial parcels located at 3766 Jim Warren Road. Parcel found on Maury County Tax Map 27, Parcel 025.

4. Consider Minor Subdivision Plat of B-4 zoned parcel to create 2 commercial parcels located at 4646 Derryberry Lane, on the corner of Port Royal Road and Derryberry Lane. Parcel found on Maury County Tax Map 44, Parcel 028.01.

5. Consider Sketch Plan for Copperstone Residential Development. Plan subdivides 57.07 acres into 210 single family lots. Parcel found on Williamson County Tax map 167, portion of Parcel 4.22. Parcel zoned R-4.

Chairman Schwartz moved to approve the Consent Agenda. Motion seconded by Mr. Vaughn. Motion passed, 3/0.

ITEMS TO BE CONSIDERED

Item #1
Consider Final Plat of Cherry Grove Addition Phase Four, Section Two. Plan creates 13 residential lots on 4.33 acres.

Mayor Dinwiddie made a motion to approve. Motion seconded by Chairman Schwartz. Discussion: Jerome explained about the storm water buffer zone. He stated that this phase was approved prior to the City implementing the storm water quality buffer zone and that is where the term "grandfathered" comes in. The second item addressed was a permit for encroaching on the stream bank to install two storm water drainage pipes. He stated that they did meet with the developer on site and he did go ahead and show a storm water quality buffer zone on the plat even though they feel like they are not required to. Jerome stated that all of his concerns had been addressed and that the City Stormwater Coordinator is satisfied with what the developer has done. Motion passed, 3/0.

Item #2
Consider Site Plan for Wal-Mart Supercenter #3017-00 at 4959 Main Street.

Chairman Schwartz made a motion to approve. Motion seconded by Mr. Vaughn. Discussion: Chairman Schwartz stated that there were some items from last week that were not addressed and that they were provided a letter from the attorney and have three motions he would like to see attached to this item. Mr. Underwood explained the different issues: 1) Making a public easement through the development that would be available for public use. 2) A connection with Publix. 3) Improvements beside Walgreens for the turn lane. 4) Letters of credit. He stated that the letter received from the attorney would be attached to the minutes also.

Chairman Schwartz made a motion to amend to conditionally approve Item #1 stating that: 1) Wal-Mart will construct the 30' Public Access Easement Road as a part of the construction of the parking lot of the Wal-Mart retail store as shown on the attached "Exhibit A" to the point as described in the attached "Exhibit B". 2) Wal-Mart will complete construction as shown on attached "Exhibit C" to the north boundary and connection with the existing 30' access road on the Publix property within a commercially reasonable time after further easement rights are obtained or existing rights are enforced. 3) Wal-Mart will also establish an irrevocable Letter of Credit of $22,000 the City may call in if construction is not completed by Wal-Mart. The letter of credit will expire on 6/30/2014 or within one year after the store opens, whichever occurs first. Amendment #1 passed, 3/0.

Amendment #2 – Wal-Mart will issue a letter of credit to the City of Spring Hill in the amount of $65,000.00 to secure Wal-Mart's agreement to construct approximately 100' of right turn lane for a right turn lane on Main Street at Campbell Station once the City of Spring Hill obtains the necessary construction easement agreement from the owner of the Walgreen's property. The letter of credit will expire 6/30/2014 or within one year after the store opens, whichever occurs first. Motion passed, 3/0.

Amendment #3 – At the closing of the purchase of the Wal-Mart property, Wal-Mart will cause to be recorded a public access easement agreement to be approved by the City of Spring Hill, whereby Wal-Mart agrees that the 30' Public Access Easement Road will remain open continually for public use for vehicular ingress and ingress from the Publix property, across the Wal-Mart property to the property located to the south of the Wal-Mart property, as shown on "Exhibit A". Motion passed 3/0.

Discussion: Jerome stated that there should be another amendment outlining improvements to Hwy 31 that Wal-Mart agreed to construct and is shown on their site plan. Mayor asked if these plans would have to be submitted to the State. Jerome stated that was correct but that staff has always had the opportunity to review it before it is sent to the State for review and approval. Amendment #4: Wal-Mart agrees to construct improvements to Highway 31 as shown on the site plan for review by the City prior to being submitted to TDOT. Furthermore, Wal-Mart is responsible for the timing, synchronization, and installation of the traffic signal. Amendment passed, 3/0.

Jerome stated that there is some stream location that they need to get proper approval on with TDEC and that also needs to be a condition of approval. Mayor Dinwiddie asked if that condition was necessary. Jerome responded that he would feel more comfortable if it was. Mayor Dinwiddie made a motion for amendment #5: Approval from TDEC. Motion passed, 3/0.

Mayor Dinwiddie asked if there had been any discussion on any type of wall to go behind Wal-Mart. He stated that Wal-Mart had agreed to put up a fence around the rear curb line of the Wal-Mart drive, on the west side of the curb line between the top back of the creek and the curb line itself. Mayor Dinwiddie made a motion to amend. Motion seconded by Mr. Vaughn. Amendment #6: Wal-Mart agrees to construct a 6ft black vinyl coated fence. Motion passed, 3/0.

Item #2 passed with amendments 1-6, 3/0.

Item #3

Consider rezone request of 12.12 acres from R-4 (Residential High Density) to R-5 (Residential Apartments). Parcel found on Williamson County Tax Map 167, Portion of Parcel 4.22. Copperstone East Preliminary Development Plan submitted as required.

Chairman Schwartz moved to approve Item #3. Motion seconded by Mayor Dinwiddie.

Motion passed, 3/0 to recommend the rezone to the BOMA.

There were no concerned citizens.

Chairman Schwartz made a motion to adjourn the meeting. Motion seconded by Mayor Dinwiddie. Meeting adjourned at 7:15 p.m.

Jonathan Schwartz, Chairman

Michael Dinwiddie, Secretary

WYATT, TARRANT & COMBS, LLP

Lexington Financial Center
250 West Main Street, Suite 1600
Lexington, Kentucky 40507-1746
859.233.2012
Fax. 859.259.0649

Richard M. Hopgood
859-288-7439
rhopgood@wyattfirm.com

September 12, 2011

Mr. Timothy P. Underwood
Spring Hill City Attorney
City of Spring Hill Planning Commission
119 S. First Street
P.O. Box 458
Pulaski, TN 38478

Re: Wal-Mart Real Estate Business Trust

Dear Mr. Underwood:

As counsel for Wal-Mart Real Estate Business Trust ("Wal-Mart"), I have reviewed the proposed site plan for a proposed Wal-Mart Supercenter at 4959 Main Street, Spring Hill, Tennessee, and I have also reviewed the Spring Hill Planning Staff recommendation of approval of site plan with conditions.

With respect to the 30' Public Access Easement, Wal-Mart will construct the 30' Public Access Easement Road as a part of the construction of the parking lot of the Wal-Mart retail store as shown on the attached Exhibit A, subject to limitations on Wal-Mart's ability to complete the portion of the 30' Public Access Easement Road on the north side of the Wal-Mart property as shown on Exhibit A resulting from the need for further easement rights from the owner of the Publix property or enforcement of existing easement or development rights by the City of Spring Hill against the owner of the Publix property. The attached Exhibit B shows the point to which Wal-Mart can reasonably construct the 30' Public Access Road toward the north boundary of the Wal-Mart property pending further easement rights. I have attached an Exhibit C that shows the remaining portion of the 30' Public Access Easement Road that will be constructed by Wal-Mart to connect the 30' Public Access Easement Road to the 30' access road on the Publix Property when the necessary easements obtained over the Publix property are enforced.

Wal-Mart will complete construction of the 30' Public Access Easement Road to the north boundary and connecting with the existing 30' access road on the Publix property within a commercially reasonable time after further easement rights are obtained or existing rights are enforced. In order to secure Wal-Mart's agreement to complete the unconstructed north portion of the 30' Public Access Easement Road, Wal-Mart shall cause to be issued in favor of the City of Spring

WYATT, TARRANT & COMBS, LLP

Hill, Tennessee, an irrevocable letter of credit in the amount of $22,000.00 which may be called by the City of Spring Hill, Tennessee, if Wal-Mart does not complete the north portion of the 30' Public Access Easement Road as agreed to after the City of Spring Hill has obtained the necessary easement rights. Wal-Mart will also issue a letter of credit to the City of Spring Hill in the amount of $65,000.00 to secure Wal-Mart's agreement to construct approximately 100' of right turn lane for a right turn lane on Main Street at Campbell Station once the City of Spring Hill obtains the necessary construction easement agreement from the owner of the Walgreen's property. Wal-Mart will keep these letters of credit in force until the earlier of one year after the Wal-Mart store opens or June 30, 2014.

At the closing of the purchase of the Wal-Mart property from Ben and Burnetta H. Gary, Wal-Mart will cause to be recorded a public access easement agreement to be approved by the City of Spring Hill, whereby Wal-Mart agrees that the 30' Public Access Easement Road will remain open continually for public use for vehicular ingress and ingress from the Publix property, across the Wal-Mart property to the property located to the south of the Wal-Mart property, as shown on Exhibit A. Periodic maintenance and repair may require temporary closure of the 30' Public Access Easement Road, but such closure shall only be for the period of time necessary to complete such repairs or maintenance.

Please let me know if you have any questions.

Very truly yours,

WYATT, TARRANT & COMBS, LLP

Richard M. Hopgood

RMH/akf
Attachments
cc: Casey Wilder, Carlson Consulting Engineers
Adele E. Lucas, Wal-Mart Associate General Counsel
Roger Thompson, Wal-Mart Senior Director
Shawn R. Henry

60069354.1
9/12/2011 11:02 AM

Item 1 Walmart

1st Motion to amend Item 1 to conditionally approve

- Wal-Mart will construct the 30' Public Access Easement Road as a part of the construction of the parking lot of the Wal-Mart retail store as shown on the attached "Exhibit A" to the point as described in the attached "Exhibit B".

- Wal-Mart will complete construction as shown on attached "Exhibit C" to the north boundary and connecting with the existing 30' access road on the Publix property within a commercially reasonable time after further easement rights are obtained or existing rights are enforced.

- Wal-Mart will also establish an irrecovcable Letter of Credit of $22,000 the City may call in if construction is not completed by Wal-Mart.

The letter of credit will expire on 6/30/2014 or within one year after the store opens, whichever occurs first.

2nd Motion to amend Item 1 to conditionally approve

Wal-Mart will issue a letter of credit to the City of Spring Hill in the amount of $65,000.00 to secure Wal-Mart's agreement to construct approximately 100' of right turn lane for a right turn lane on Main Street at Campbell Station once the City of Spring Hill obtains the necessary construction easement agreement from the owner of the Walgreen's property.

The letter of credit will expire on 6/30/2014 or within one year after the store opens, whichever occurs first.

3rd Motion to amend Item 1 to conditionally approve
At the closing of the purchase of the Wal-Mart property, Wal-Mart will cause to be recorded a public access easement agreement to be approved by the City of Spring Hill, whereby Wal-Mart agrees that the 30' Public Access Easement Road will remain open continually for public use for vehicular ingress and ingress from the Publix property, across the Wal-Mart property to the property located to the south of the Wal-Mart property, as shown on "Exhibit A".

4th Motion to amend Item 1 to conditionally approve
Wal-Mart agrees to construct improvements to Highway 31 as shown on the site plan for review by the city prior to being submitted to TDOT. Furthermore, Wal-Mart is responsible for the timing, synchronization, and installation of the traffic signal.

5th Motion to amend Item 1 to conditionally approve
Approval from TDEC

6th Motion to amend Item 1 to conditionally approve
Wal-Mart agrees to construct a 6ft black vinyl coated fence.

EXHIBIT "A"

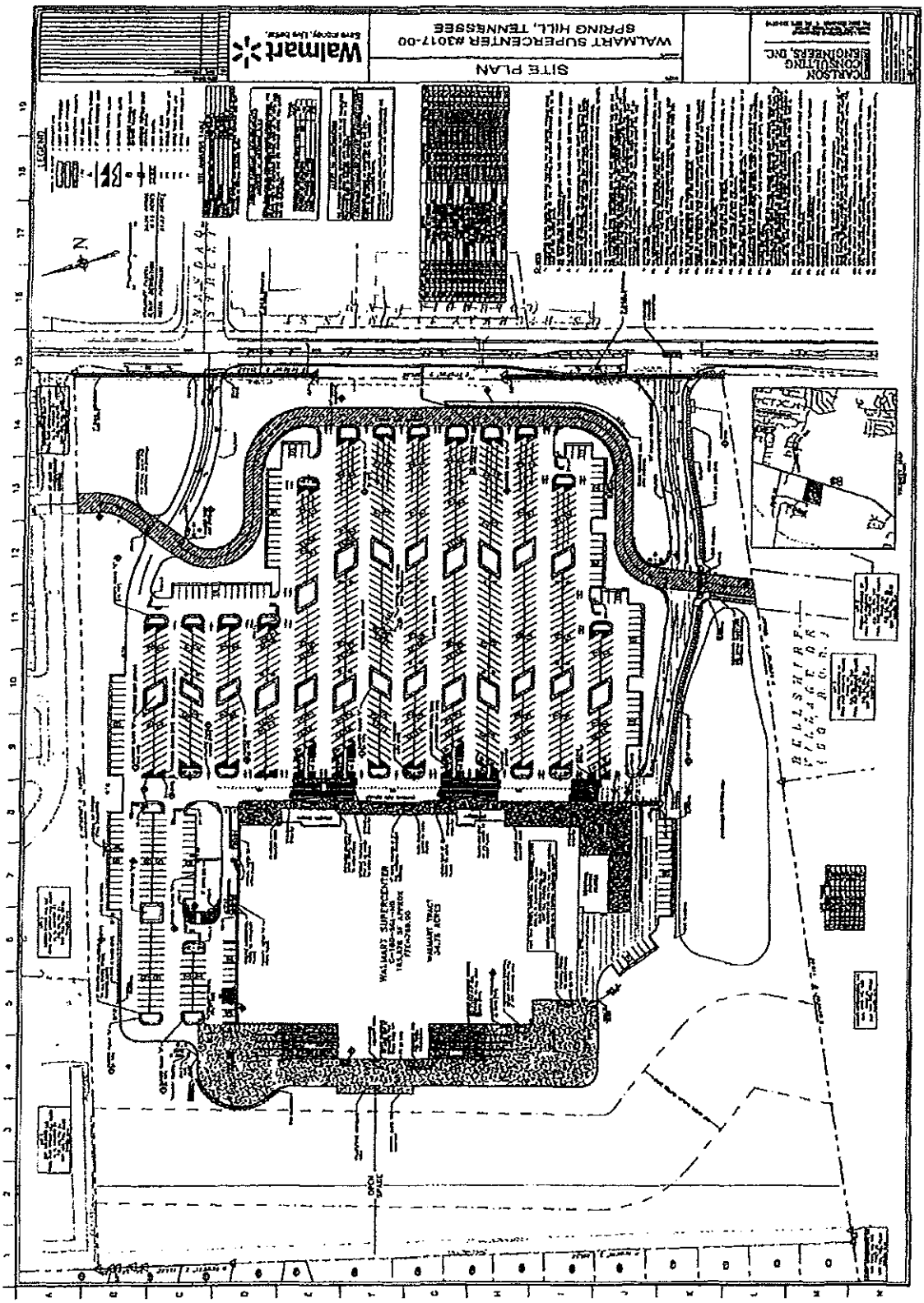
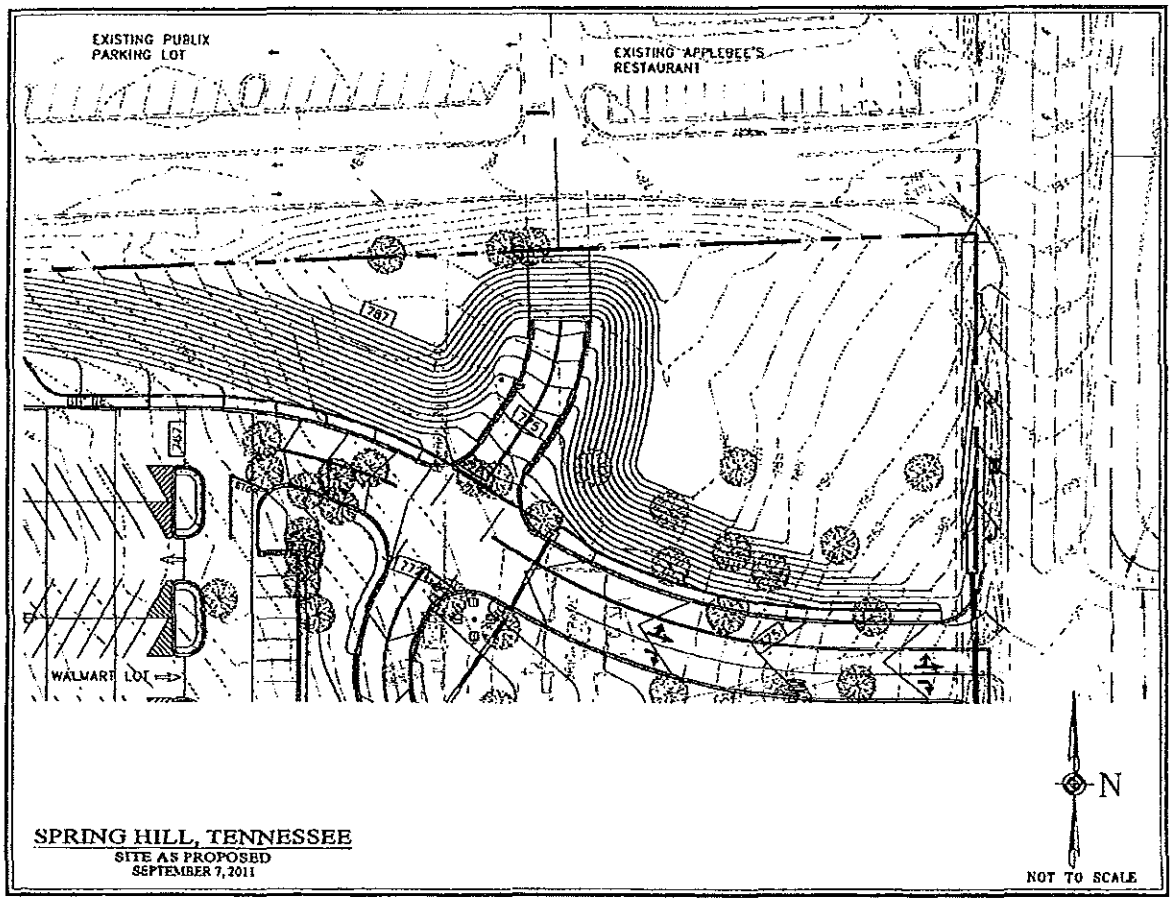
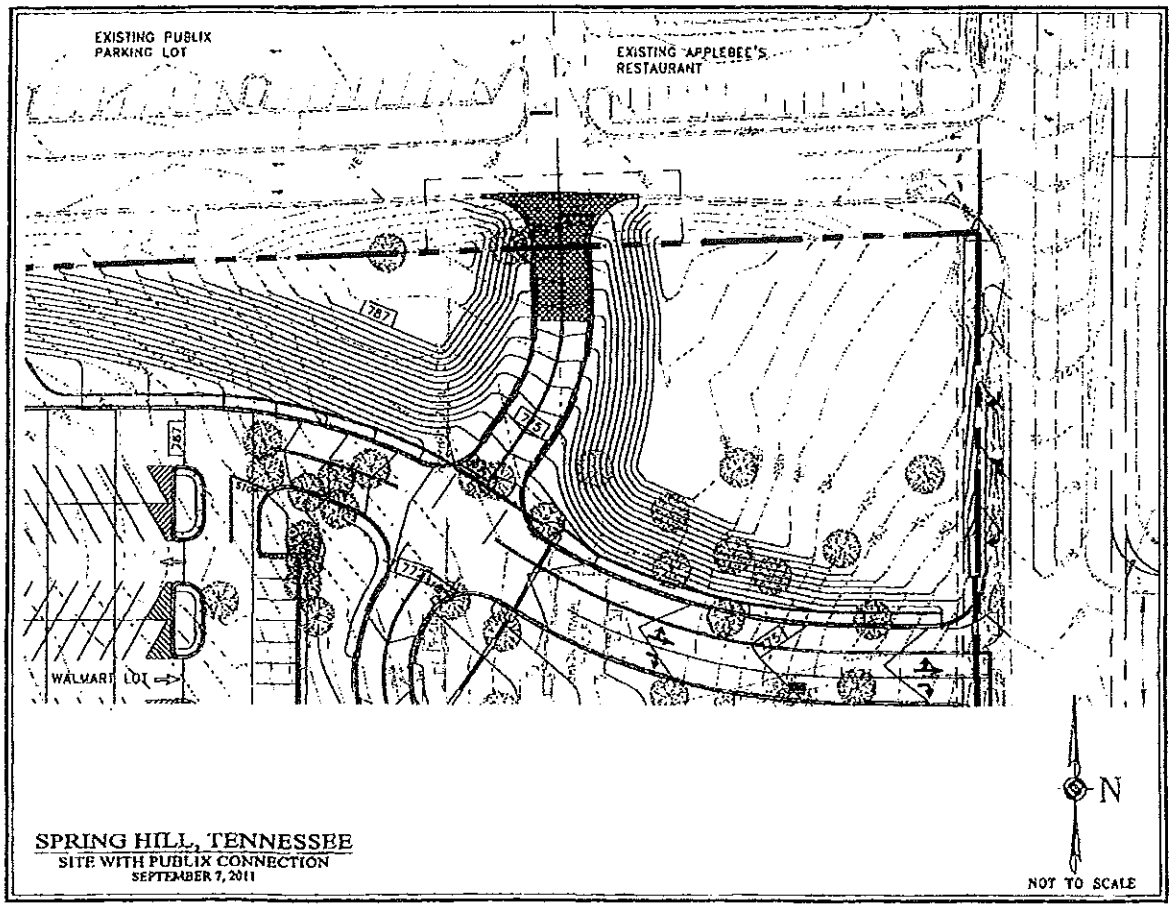

SITE PLAN
WALMART SUPERCENTER #3017-00
SPRING HILL, TENNESSEE
Walmart
DCARLSON
CONSULTING
ENGINEERS, INC.
LEGEND
N
NASHOBA
STREET
BEALSHIRE
VILLAGE DR.
WALMART SUPERCENTER
WALMART TRACT
DRIVE

EXHIBIT "B"



SPRING HILL, TENNESSEE
SITE AS PROPOSED
SEPTEMBER 7, 2011

EXHIBIT "C"



SPRING HILL, TENNESSEE
SITE WITH PUBLIX CONNECTION
SEPTEMBER 7, 2011