

SPRING HILL  
MUNICIPAL PLANNING COMMISSION  
WORK SESSION AGENDA  
Monday, June 27, 2016  
199 Town Center Parkway  
5:30 PM



Call meeting to order

Stipulation of members present

Concerned Citizens (Non-Agenda)

Chairman's comments

*All items with changes for the agenda must be resubmitted by 12:00 PM (noon) on Monday, June 6, 2016 (both paper and electronic copies). Please take this time to silence all cell phones and electronic devices.*

**Bonds and Infrastructure to be considered**

- Resolution 16-62:** Reduce and Establish Maintenance Bond Arbors at Autumn Ridge Phase 2
- Resolution 16-63:** Dedication of Road ROW and Public Improvements In Autumn Ridge Ph 3 Sect 3
- Resolution 16-64:** Release Maintenance Bond for Autumn Ridge Ph 3 Sec 3
- Resolution 16-65:** Dedication of Road ROW and Public Improvements In Golfview Phase 6
- Resolution 16-66:** Release Maintenance Bond for Golfview Ph 6.
- Resolution 16-67:** Release Maintenance Bond for Belshire Ph 3
- Resolution 16-68:** Reduce and Establish Maintenance Bond Belshire Ph 3
- Resolution 16-69:** Reduce and Establish Maintenance LOC Meadowbrook Ph 4 Sec 2
- Resolution 16-70:** Reduce and Establish Maintenance LOC Meadowbrook Ph 4 Sec 2
- Resolution 16-71:** Release Maintenance Bond for Meadowbrook Ph 4 Sec 3
- Resolution 16-72:** Reduce and Establish Maintenance Bond Meadowbrook Ph 4 Sec 3
- Resolution 16-73:** Release Maintenance Bond for Brixworth Ph 2
- Resolution 16-74:** Dedication of Road ROW and Public Improvements In Woodside Ph 1A, 2A and 2B.
- Resolution 16-75:** Release Maintenance Bond Woodside Ph 1A, 2A, 2B
- Resolution 16-76:** Dedication of Road ROW and Public Improvements In Woodside Ph 1B
- Resolution 16-77:** Release Maintenance Bond for Woodside Phase 1B
- Resolution 16-78:** Release Performance Bond for Woodside Phase 1B
- Resolution 16-79:** Dedication of Road ROW and Public Improvements In Woodside Ph 1
- Resolution 16-80:** Release Maintenance Bond for Woodside Phase 1C
- Resolution 16-81:** Release Performance Bond for Woodside Phase 1C
- Resolution 16-82:** Dedication of Road ROW and Public Improvements In Woodside Ph 3
- Resolution 16-83:** Release Maintenance Bond for Woodside Phase 3
- Resolution 16-84:** Release Performance Bond for Woodside Phase 3

**Resolution 16-85:** Establish Maintenance Bond for Autumn Ridge Ph 6.

**Resolution 16-86:** Establish Performance Bond for Autumn Ridge Ph 6

**Resolution 16-87:** Establish Maintenance Bond for Autumn Ridge Ph 7

**Resolution 16-88:** Establish Performance Bond for Autumn Ridge Ph 7

#### **Old Business:**

1. **PUD 199-2016:** Submitted by LittleJohn for property located Beechcroft Road and Cleburne Road. 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.

#### **New Business**

1. **FPL 202-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Meadowbrook Phase 4, Section 6A. The property is zoned R-2, Medium Density Residential, Planned Unit Development and contains approximately 2.311 acres. The applicant requests final plat approval for 4 single family residential lots.
2. **FPL 204-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Autumn Ridge Phase 6. The property is zoned R-2, Medium Density Residential, and contains approximately 4.65 acres. The applicant requests final plat approval for 11 single family residential lots.
3. **FPL 205-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Autumn Ridge Phase 7. The property is zoned R-2, Medium Density Residential, and contains approximately 11.97 acres. The applicant requests final plat approval for 31 single family residential lots.
4. **STP 206-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for property located on 2105 Wall St. The property is zoned B-4 Central Business District, and contains approximately 1.705 acres. The applicant requests site plan approval for 9,800 square foot building with 72 parking spaces.
5. **PPL 207-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Autumn Ridge Phase 8. The property is zoned R-2 Medium Density Residential and contains approximately 29.30 acres. The applicant requests preliminary plat approval for 65 single family residential lots.
6. **PPL 210-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Arbors at Autumn Ridge Phase 11. The property is zoned R-2 Medium Density Residential Planned Unit Development and contains approximately 9.89 acres. The applicant requests preliminary plat approval for 24 single family residential lots.
7. **PPL 209-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Arbors at Autumn Ridge Phase 12. The property is zoned R-2 Medium Density Residential Planned Unit Development and contains approximately 13.73 acres. The applicant requests preliminary plat approval for 49 single family residential lots.
8. **PPL 208-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Arbors at Autumn Ridge Phase 13. The property is zoned R-2 Medium Density Residential Planned Unit Development and contains approximately 1.98 acres. The applicant requests preliminary plat approval for 6 single family residential lots.

9. **FPL 214-2016**: Submitted by Mark Cantrell for Hampton Springs Townhomes. The property is zoned R-2, Medium Density, Residential Planned Unit Development and contains approximately 13.78 acres. The applicant requests final plat approval for 11 townhome lots.



**City of Spring Hill**

**Planning Commission**

DATE: June 22, 2016

REQUEST: Release the performance bond and establish a maintenance bond for The Arbors at Autumn Ridge Phase 2

SUBMITTED BY: Thomas S. Wolf, City Engineer

*TSW*

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OVERVIEW:

- A performance bond was established for Phase 2 in the amount of \$37,500 in 2012.
- Binder was put on road in November 2012; roads were final topped in October 2015.
- All certificates of satisfaction have been signed off by Public Works department staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-62 to release the performance bond and establish a maintenance bond for The Arbors at Autumn Ridge Phase 2

**RESOLUTION 16-62 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO REDUCE THE PERFORMANCE BOND  
AND ESTABLISH A MAINTENANCE BOND FOR  
THE ARBORS AT AUTUMN RIDGE PHASE 2**

**WHEREAS**, a Performance Bond is in place guaranteeing the completion of certain improvements for The Arbors at Autumn Ridge Phase 2 in the amount of **\$37,500.00**; and

**WHEREAS**, the following improvements are required pursuant to the Final Plat:  
*Sidewalks, Street Lights and Streets with 1 ½ final topping; and*

**WHEREAS**, to date, the improvements have been completed and approved through inspections by the City and therefore a Maintenance Bond is required; and

**WHEREAS**, a Maintenance Bond is guaranteeing the workmanship and materials of certain improvements for The Arbors at Autumn Ridge Phase 2 and the repair of such should damage occur during covered period; and

**WHEREAS**, it is the recommendation of the City Engineer that the Performance Bond in the amount of **\$37,500.00** be reduced to 30% according to Section IV 4.3 Spring Hill Subdivision Regulations, establishing a Maintenance Bond in the amount of **\$11,250.00** for twelve (12) months from date of final topping installation.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that the Performance Bond be reduced to establish a Maintenance Bond for The Arbors at Autumn Ridge Phase 2 in the amount of **\$11,250.00** is hereby approved.

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

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

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



## CERTIFICATE OF SATISFACTORY COMPLETION

June 13, 2016

Don Russell Cameron III

The Arbors at Autumn Ridge

Phase 2

Development Name: The Arbors at Autumn Ridge

Phase or Section of Construction: Phase 2

Public Improvements: Water, Sewer, Stormwater drainage, Curbs, Sidewalks, Street Lights and Binder

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

Thomas S. Wolf  
Thomas S. Wolf, City Engineer

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

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## CERTIFICATE OF SATISFACTORY COMPLETION

June 13, 2016

Don Russell Cameron III

The Arbors at Autumn Ridge

Phase 2

Development Name: The Arbors at Autumn Ridge

Phase or Section of Construction: Phase 2

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.

Darrell Bryson  
City of Spring Hill Utility Inspector (signature)

Darrell Bryson  
Printed name:

Approved By:

Jeff Foster  
Jeff Foster, Director of Public Works

Thomas S. Wolf  
Thomas S. Wolf, City Engineer

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City of Spring Hill

Planning Commission

DATE: June 22, 2016

REQUEST: Recommend acceptance and dedication of road rights-of-way and public improvements for Autumn Ridge Phase 3 Section 3

Release the maintenance bond for Autumn Ridge Phase 3 Section 3

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

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OVERVIEW:

- A maintenance bond is in place for Phase 3 Section 3 in the amount of \$12,367.50.
- Binder was put on road in July 2013; roads were final topped in August 2014.
- All certificates of satisfaction have been signed off by Public Works department staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-63 to recommend acceptance and dedication of road rights-of-way and public improvements for Autumn Ridge Phase 3 Section 3
- Approve PC Resolution 16-64 to release the maintenance bond for Autumn Ridge Phase 3 Section 3

**RESOLUTION 16-63 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  
AUTUMN RIDGE PHASE 3 SECTION 3**

**WHEREAS**, Don R. Cameron III has a recorded Final Plat for Autumn Ridge Phase 3 Section 3 in Williamson County Plat Book P57, Page 141; and

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

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

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

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

**WHEREAS**, the Planning Commission 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.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that dedication and acceptance of Road Rights-of Way and Public Improvements within Autumn Ridge Phase 3 Section 3 as shown on the recorded plat is hereby recommended to the Board of Mayor and Aldermen.

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

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

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

**RESOLUTION 16-64 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
AUTUMN RIDGE PHASE 3 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 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 Autumn Ridge Phase 3 Section 3 in the amount of \$12,367.50 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 3 in the amount of **\$12,367.50** is hereby approved.

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

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

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



## CERTIFICATE OF SATISFACTORY COMPLETION

June 20, 2016

Don Russell Cameron III

Autumn Ridge

Phase 3 Section 3

Development Name: Autumn Ridge

Phase or Section of Construction: Phase 3 Section 3

Public Improvements: Water, Sewer, Stormwater drainage, Curbs, Sidewalks, Street Lights and Binder

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

Thomas S. Wolf  
Thomas S. Wolf, City Engineer

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## CERTIFICATE OF SATISFACTORY COMPLETION

June 20, 2016

Don Russell Cameron III

Autumn Ridge

Phase 3 Section 3

Development Name: Autumn Ridge  
Phase or Section of Construction: Phase 3 Section 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.

Darrell Bryson  
City of Spring Hill Utility Inspector (signature)

Darrell Bryson  
Printed name:

Approved By:

Jeff Foster  
Jeff Foster, Director of Public Works

Thomas S. Wolf  
Thomas S. Wolf, City Engineer

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**City of Spring Hill**

**Planning Commission**

DATE: June 22, 2016

REQUEST: Recommend acceptance and dedication of road rights-of-way and public improvements for Golfview Phase 6

Release the maintenance bond for Golfview Phase 6

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

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**OVERVIEW:**

- A maintenance bond is in place for Phase 6 in the amount of \$26,250.00.
- Binder was put on road in July 2007; roads were final topped in April 2013.
- All certificates of satisfaction have been signed off by Public Works department staff.

**PC ACTION REQUESTED:**

- Approve PC Resolution 16-65 to recommend acceptance and dedication of road rights-of-way and public improvements for Golfview Phase 6
- Approve PC Resolution 16-66 to release the maintenance bond for Golfview Phase 6

**RESOLUTION 16-65 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  
GOLFVIEW PHASE 6**

**WHEREAS**, Welling Corporation has a recorded Final Plat for Golfview Phase 6 in Maury County Plat Book P18, Page 17; 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.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that dedication and acceptance of Road Rights-of-Way and Public Improvements within Golfview Phase 6 as shown on the recorded plat is hereby recommended to the Board of Mayor and Aldermen.

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

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

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

**RESOLUTION 16-66 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
GOLFVIEW PHASE 6**

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

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

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

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

**WHEREAS**, it is the recommendation of the City Engineer that the Maintenance Bond for Golfview Phase 6 in the amount of \$26,250.00 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for Golfview Phase 6 in the amount of **\$26,250.00** is hereby approved.

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

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Paul Downing, Chairman

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Dara Sanders, Secretary



## CERTIFICATE OF SATISFACTORY COMPLETION

June 14, 2016

Fred Steinhagen / Welling Corporation

Golfview

Phase 6

Development Name: Golfview

Phase or Section of Construction: Phase 6

Public Improvements: Water, Sewer, Stormwater drainage, Curbs, Sidewalks, Street Lights and Binder

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.

Darnell Byson  
City of Spring Hill Utility Inspector (signature)

Darnell Byson  
Printed name:

Approved By:

Jeff Foster  
Jeff Foster, Director of Public Works

Thomas S. Wolf  
Thomas S. Wolf, City Engineer

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## CERTIFICATE OF SATISFACTORY COMPLETION

June 14, 2016

Fred Stevenhagen / Welling Corporation

Golfview

Phase 6

Development Name: Golfview

Phase or Section of Construction: Phase 6

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.

Darrell Bryson  
City of Spring Hill Utility Inspector (signature)

Darrell Bryson  
Printed name:

Approved By:

Jeff Foster  
Jeff Foster, Director of Public Works

Thomas S. Wolf  
Thomas S. Wolf, City Engineer

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**City of Spring Hill**

**Planning Commission**

**DATE:** June 22, 2016

**REQUEST:** Release the maintenance bond for Belshire Phase 3 for water, sewer, stormwater, curbs and street binder

Release the performance bond and establish a maintenance bond for Belshire Phase 3 for sidewalks and final topping

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

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**OVERVIEW:**

- A maintenance bond was established for Phase 3 in the amount of \$188,702.00 in August 2013. All improvements have been constructed.
- A performance bond was established for Phase 3 in the amount of \$77,383.00 in August 2013.
- Binder was put on road in November 2013; roads were final topped in April 2016.
- All certificates of satisfaction have been signed off by Public Works department staff.

**PC ACTION REQUESTED:**

- Approve PC Resolution 16-67 to release the maintenance bond for Belshire Phase 3
- Approve PC Resolution 16-68 to release the performance bond and establish a maintenance bond for Belshire Phase 3

**RESOLUTION 16-67 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
BELSHIRE PHASE 3**

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

**WHEREAS**, the existing Letter of Credit, considered a “maintenance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sewer lines, water lines, storm water drainage, curbs and streets with asphalt base course, 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**, it is the recommendation of the City Engineer that the Maintenance Bond for Belshire Phase 3 in the amount of \$188,702.00 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for Belshire Phase 3 in the amount of **\$188,702.00** is hereby approved.

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

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

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

**RESOLUTION 16-68 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO REDUCE THE PERFORMANCE BOND  
AND ESTABLISH A MAINTENANCE BOND FOR  
BELSHIRE PHASE 3**

**WHEREAS**, a Performance Bond is in place guaranteeing the completion of certain improvements for Belshire Phase 3 in the amount of \$77,383.00; and

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

*Sidewalks and Streets with 1 ½ final topping; and*

**WHEREAS**, to date, the improvements have been completed and approved through inspections by the City and therefore a Maintenance Bond is required; and

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

**WHEREAS**, it is the recommendation of the City Engineer that the Performance Bond in the amount of \$77,383.00 be reduced to 30% according to Section IV 4.3 Spring Hill Subdivision Regulations, establishing a Maintenance Bond in the amount of \$23,215.00 for twelve (12) months from date of final topping installation.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that the Performance Bond be reduced to establish a Maintenance Bond for Belshire Phase 3 in the amount of \$23,215.00 is hereby approved.

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

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

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



## CERTIFICATE OF SATISFACTORY COMPLETION

June 20, 2016

Harvey Development LLC

Belshire

Phase 3

Development Name: Belshire

Phase or Section of Construction: Phase 3

Public Improvements: Water, Sewer, Stormwater drainage, Curbs, Sidewalks, Street Lights and Binder

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

Thomas S. Wolf  
Thomas S. Wolf, City Engineer

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## CERTIFICATE OF SATISFACTORY COMPLETION

June 20, 2016

Harvey Development LLC

Belshire

Phase 3

Development Name: Belshire  
Phase or Section of Construction: Phase 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.

Darrell Bryson  
City of Spring Hill Utility Inspector (signature)

Darrell Bryson  
Printed name:

Approved By:

Jeff Foster  
Jeff Foster, Director of Public Works

Thomas S. Wolf  
Thomas S. Wolf, City Engineer

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**City of Spring Hill**

**Planning Commission**

DATE: June 22, 2016

REQUEST: Release the performance letter of credit and establish a maintenance letter of credit for Meadowbrook Phase 4 Section 1

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

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**OVERVIEW:**

- A performance letter of credit was established for Phase 4 Section 1 in the amount of \$68,582.00 in February 2013.
- Binder was put on road in November 2013; roads were final topped in October 2015.
- All certificates of satisfaction have been signed off by Public Works department staff.

**PC ACTION REQUESTED:**

- Approve PC Resolution 16-69 to release the performance letter of credit and establish a maintenance letter of credit for Meadowbrook Phase 4 Section 1

**RESOLUTION 16-69 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO REDUCE THE PERFORMANCE LETTER OF CREDIT  
AND ESTABLISH A MAINTENANCE LETTER OF CREDIT FOR  
MEADOWBROOK PHASE 4 SECTION 1**

**WHEREAS**, a Performance Letter of Credit is in place guaranteeing the completion of certain improvements for Meadowbrook Phase 4 Section 1 in the amount of **\$68,582.00**; and

**WHEREAS**, the following improvements are required pursuant to the Final Plat:  
*Sewer Lines, Water Lines, Storm Water Drainage, Sidewalks, Street Lights,  
Curbs and Streets with 1 ½ final topping; and*

**WHEREAS**, to date, the improvements have been completed and approved through inspections by the City and therefore a Maintenance Bond is required; and

**WHEREAS**, a Maintenance Bond is guaranteeing the workmanship and materials of certain improvements for Meadowbrook Phase 4 Section 1 and the repair of such should damage occur during covered period; and

**WHEREAS**, it is the recommendation of the City Engineer that the Performance Letter of Credit in the amount of **\$68,582.00** be reduced to 30% according to Section IV 4.3 Spring Hill Subdivision Regulations, establishing a Maintenance Letter of Credit in the amount of **\$20,574.00** for a minimum of twelve (12) months from date of final topping installation.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that the Performance Letter of Credit be reduced to establish a Maintenance Letter of Credit for Meadowbrook Phase 4 Section 1 in the amount of **\$20,574.00** is hereby approved.

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

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

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



## CERTIFICATE OF SATISFACTORY COMPLETION

June 20, 2016

Cornerstone Land Company

Meadowbrook

Phase 4 Section 1

Development Name: Meadowbrook

Phase or Section of Construction: Phase 4 Section 1

Public Improvements: Water, Sewer, Stormwater drainage, Curbs, Sidewalks, Street Lights and Binder

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

Thomas S. Wolf  
Thomas S. Wolf, City Engineer

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

June 20, 2016

Cornerstone Land Company

Meadowbrook

Phase 4 Section 1

Development Name: Meadowbrook

Phase or Section of Construction: Phase 4 Section 1

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.

Darrell Boyson  
City of Spring Hill Utility Inspector (signature)

Darrell Boyson  
Printed name:

Approved By:

Jeff Foster  
Jeff Foster, Director of Public Works

Thomas S. Wolf  
Thomas S. Wolf, City Engineer

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**City of Spring Hill**

**Planning Commission**

DATE: June 22, 2016

REQUEST: Release the performance letter of credit and establish a maintenance letter of credit for Meadowbrook Phase 4 Section 2

SUBMITTED BY: Thomas S. Wolf, City Engineer

*TSW*

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OVERVIEW:

- A performance letter of credit was established for Phase 4 Section 2 in the amount of \$40,061.00 in February 2013.
- Binder was put on road in November 2013; roads were final topped in October 2015.
- All certificates of satisfaction have been signed off by Public Works department staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-70 to release the performance letter of credit and establish a maintenance letter of credit for Meadowbrook Phase 4 Section 2

**RESOLUTION 16-70 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO REDUCE THE PERFORMANCE LETTER OF CREDIT  
AND ESTABLISH A MAINTENANCE LETTER OF CREDIT FOR  
MEADOWBROOK PHASE 4 SECTION 2**

**WHEREAS**, a Performance Letter of Credit is in place guaranteeing the completion of certain improvements for Meadowbrook Phase 4 Section 2 in the amount of **\$40,061.00**; and

**WHEREAS**, the following improvements are required pursuant to the Final Plat:  
*Sewer Lines, Water Lines, Storm Water Drainage, Sidewalks, Street Lights,  
Curbs and Streets with 1 ½ final topping; and*

**WHEREAS**, to date, the improvements have been completed and approved through inspections by the City and therefore a Maintenance Bond is required; and

**WHEREAS**, a Maintenance Bond is guaranteeing the workmanship and materials of certain improvements for Meadowbrook Phase 4 Section 2 and the repair of such should damage occur during covered period; and

**WHEREAS**, it is the recommendation of the City Engineer that the Performance Letter of Credit in the amount of **\$40,061.00** be reduced to 30% according to Section IV 4.3 Spring Hill Subdivision Regulations, establishing a Maintenance Letter of Credit in the amount of **\$12,018.00** for a minimum of twelve (12) months from date of final topping installation.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that the Performance Letter of Credit be reduced to establish a Maintenance Letter of Credit for Meadowbrook Phase 4 Section 2 in the amount of **\$12,018.00** is hereby approved.

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

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

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



## CERTIFICATE OF SATISFACTORY COMPLETION

June 20, 2016

Cornerstone Land Company

Meadowbrook

Phase 4 Section 2

Development Name: Meadowbrook

Phase or Section of Construction: Phase 4 Section 2

Public Improvements: Water, Sewer, Stormwater drainage, Curbs, Sidewalks, Street Lights and Binder

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

Thomas S. Wolf  
Thomas S. Wolf, City Engineer

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## CERTIFICATE OF SATISFACTORY COMPLETION

June 20, 2016

Cornerstone Land Company

Meadowbrook

Phase 4 Section 2

Development Name: Meadowbrook

Phase or Section of Construction: Phase 4 Section 2

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.

Darrell Bryson  
City of Spring Hill Utility Inspector (signature)

Darrell Bryson  
Printed name:

Approved By:

Jeff Foster  
Jeff Foster, Director of Public Works

Thomas S. Wolf  
Thomas S. Wolf, City Engineer

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**City of Spring Hill**

**Planning Commission**

DATE: June 22, 2016

REQUEST: Release the maintenance letter of credit for Meadowbrook Phase 4 Section 3 for water, sewer, stormwater, curbs and street binder

Release the performance letter of credit and establish a maintenance letter of credit for Meadowbrook Phase 4 Section 3 for street lights, street signs and final topping

SUBMITTED BY: Thomas S. Wolf, City Engineer

*TSW*

---

OVERVIEW:

- A maintenance letter of credit was established for Phase 4 Section 3 in the amount of \$37,405.97 in April 2014.
- A performance letter of credit was established for Phase 4 Section 3 in the amount of \$35,420.00 in April 2014.
- Binder was put on road in April 2014; roads were final topped in October 2015.
- All certificates of satisfaction have been signed off by Public Works department staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-71 to release the maintenance letter of credit for Meadowbrook Phase 4 Section 3
- Approve PC Resolution 16-72 to release the performance letter of credit and establish a maintenance letter of credit for Meadowbrook Phase 4 Section 3

**RESOLUTION 16-71 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE  
MAINTENANCE LETTER OF CREDIT FOR  
MEADOWBROOK PHASE 4 SECTION 3**

**WHEREAS**, a Maintenance 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, curbs and streets with asphalt base course, 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**, it is the recommendation of the City Engineer that the Maintenance Letter of Credit for Meadowbrook Phase 4 Section 3 in the amount of \$37,405.97 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Letter of Credit for Meadowbrook Phase 4 Section 3 in the amount of \$37,405.97 is hereby approved.

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

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

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

**RESOLUTION 16-72 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO REDUCE THE PERFORMANCE LETTER OF CREDIT  
AND ESTABLISH A MAINTENANCE LETTER OF CREDIT FOR  
MEADOWBROOK PHASE 4 SECTION 3**

**WHEREAS**, a Performance Letter of Credit is in place guaranteeing the completion of certain improvements for Meadowbrook Phase 4 Section 3 in the amount of **\$35,420.00**; and

**WHEREAS**, the following improvements are required pursuant to the Final Plat:  
*Street Signs, Street Lights and Streets with 1 ½ final topping; and*

**WHEREAS**, to date, the improvements have been completed and approved through inspections by the City and therefore a Maintenance Letter of Credit is required; and

**WHEREAS**, a Maintenance Letter of Credit is guaranteeing the workmanship and materials of certain improvements for Meadowbrook Phase 4 Section 3 and the repair of such should damage occur during covered period; and

**WHEREAS**, it is the recommendation of the City Engineer that the Performance Letter of Credit in the amount of **\$35,420.00** be reduced to 30% according to Section IV 4.3 Spring Hill Subdivision Regulations, establishing a Maintenance Letter of Credit in the amount of **\$10,626.00** for a minimum of twelve (12) months from date of final topping installation.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that the Performance Letter of Credit be reduced to establish a Maintenance Letter of Credit for Meadowbrook Phase 4 Section 3 in the amount of **\$10,626.00** is hereby approved.

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

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Paul Downing, Chairman

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Dara Sanders, Secretary



## CERTIFICATE OF SATISFACTORY COMPLETION

June 20, 2016

Cornerstone Land Company

Meadowbrook

Phase 4 Section 3

Development Name: Meadowbrook

Phase or Section of Construction: Phase 4 Section 3

Public Improvements: Water, Sewer, Stormwater drainage, Curbs, Sidewalks, Street Lights and Binder

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.

Darnell Bryson

City of Spring Hill Utility Inspector (signature)

Darnell Bryson

Printed name:

Approved By:

Jeff Foster  
Jeff Foster, Director of Public Works

Thomas S. Wolf  
Thomas S. Wolf, City Engineer

199 TOWN CENTER PARKWAY

P.O. BOX 789

SPRING HILL, TN 37174

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## CERTIFICATE OF SATISFACTORY COMPLETION

June 20, 2016

Cornerstone Land Company

Meadowbrook

Phase 4 Section 3

Development Name: Meadowbrook

Phase or Section of Construction: Phase 4 Section 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.

Darrell Bryson  
City of Spring Hill Utility Inspector (signature)

Darrell Bryson  
Printed name:

Approved By:

Jeff Foster  
Jeff Foster, Director of Public Works

Thomas S. Wolf  
Thomas S. Wolf, City Engineer

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City of Spring Hill

Planning Commission

DATE: June 22, 2016

REQUEST: Release the maintenance letter of credit for Brixworth Phase 2

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

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OVERVIEW:

- A maintenance letter of credit was established for Phase 2 in the amount of \$541,019.15 in November 2013.
- Binder was put on road in January 2015.
- Certificate of satisfaction for infrastructure has been signed off on by Public Works department staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-73 to release the maintenance letter of credit for Brixworth Phase 2

**RESOLUTION 16-73 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE  
MAINTENANCE LETTER OF CREDIT FOR  
BRIXWORTH PHASE 2**

**WHEREAS**, a Maintenance 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, curbs and streets with asphalt base course, 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**, it is the recommendation of the City Engineer that the Maintenance Letter of Credit for Brixworth Phase 2 in the amount of \$541,019.15 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Letter of Credit for Brixworth Phase 2 in the amount of \$541,019.15 is hereby approved.

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

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

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



## CERTIFICATE OF SATISFACTORY COMPLETION

June 20, 2016

Smart Living LLC

Brixworth

Phase 2

Development Name: Brixworth

Phase or Section of Construction: Phase 2

Public Improvements: Water, Sewer, Stormwater drainage, Curbs, Streets and Binder

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

Thomas S. Wolf  
Thomas S. Wolf, City Engineer

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# BRIXWORTH SUBDIVISION

## PHASE 2, SECTION 2 FINAL PLAT

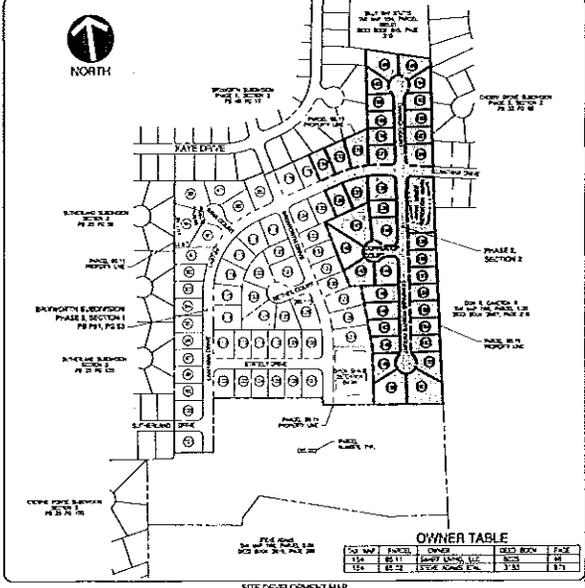
CITY OF SPRING HILL  
WILLIAMSON COUNTY, TENNESSEE

TAX MAP 154, PARCEL 65.11



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P62/6a



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12	...	...
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10	...	...
9	...	...
8	...	...
7	...	...
6	...	...
5	...	...
4	...	...
3	...	...
2	...	...
1	...	...

- PROJECT NOTES**
1. ALL UTILITIES SHOWN ON THIS DEVELOPMENT SHALL BE PUBLIC AND OWNED AND MAINTAINED BY THE CITY OF SPRING HILL.
  2. WATER FOR THE DEVELOPMENT IS TO BE PROVIDED BY CITY OF SPRING HILL PUBLIC WORKS.
  3. SANITARY SEWER PROVIDED FOR THE DEVELOPMENT IS TO BE PROVIDED BY CITY OF SPRING HILL PUBLIC WORKS.
  4. GEOTECHNICAL AND SOILS SURVEY PROVIDED BY SOUTHERN STATES SURVEY, INC. DATED JULY 1, 2011.
  5. ELECTRIC SERVICE TO BE PROVIDED BY WISDOM RETAILER ELECTRIC MEMBERSHIP CORPORATION.
  6. GAS SERVICE TO BE PROVIDED BY AMES ENERGY.
  7. PHONE AND CABLE SERVICE TO BE PROVIDED BY WISDOM RETAILER.
  8. THE HOMEOWNER ASSOCIATION IS HEREBY ADVISED THAT THE ESTABLISHED BOUNDARY BETWEEN SECTION 1 AND SECTION 2 OF THIS DEVELOPMENT IS SHOWN BY THE DOTTED LINE BETWEEN LOTS 138 AND 137. THE BOUNDARY BETWEEN SECTION 1 AND SECTION 2 IS SHOWN BY THE DOTTED LINE BETWEEN LOTS 138 AND 137. THE BOUNDARY BETWEEN SECTION 1 AND SECTION 2 IS SHOWN BY THE DOTTED LINE BETWEEN LOTS 138 AND 137.
  9. HOME OWNER ELECTRIC MEMBERSHIP CORPORATION (HEMC) SHALL PROVIDE SERVICE TO ALL LOTS IN THIS DEVELOPMENT. ALL LOTS IN THIS DEVELOPMENT SHALL BE PROVIDED WITH SERVICE TO ALL LOTS IN THIS DEVELOPMENT. ALL LOTS IN THIS DEVELOPMENT SHALL BE PROVIDED WITH SERVICE TO ALL LOTS IN THIS DEVELOPMENT.

**APPROVED FOR RECORD**

**NOTARY PUBLIC**

**PLAT BOOK PAGE 11**

**FILED FOR RECORD**

**RECORDED**

**DATE**

**BY**

**NOTARY PUBLIC**

**PLAT BOOK PAGE 11**

**FILED FOR RECORD**

**RECORDED**

**DATE**

**BY**

**NOTARY PUBLIC**

SMART LIVING, LLC  
BRIXWORTH SUBDIVISION  
CITY OF SPRING HILL  
WILLIAMSON COUNTY, TENNESSEE

CEC  
Civil & Environmental Consultants, Inc.  
448 South Main Street  
Spring Hill, TN 37077

PHASE 2, SECTION 2  
FINAL PLAT

1





PL01/53 A

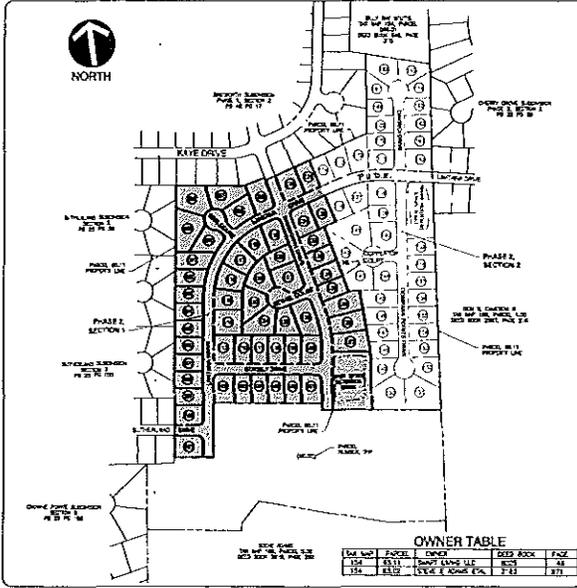
REVISIONS - ALL  
1500-11-21-01  
PLAT BOOK #11  
PAGE 13  
DATE 11/21/01

# BRIXWORTH SUBDIVISION PHASE 2, SECTION 1 FINAL PLAT

CITY OF SPRING HILL  
WILLIAMSON COUNTY, TENNESSEE  
TAX MAP 154, PARCEL 65.11



LOT NO.	LOT ADDRESS	LOT NO.	LOT ADDRESS
101	101 BRIXWORTH DR	111	111 BRIXWORTH DR
102	102 BRIXWORTH DR	112	112 BRIXWORTH DR
103	103 BRIXWORTH DR	113	113 BRIXWORTH DR
104	104 BRIXWORTH DR	114	114 BRIXWORTH DR
105	105 BRIXWORTH DR	115	115 BRIXWORTH DR
106	106 BRIXWORTH DR	116	116 BRIXWORTH DR
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108	108 BRIXWORTH DR	118	118 BRIXWORTH DR
109	109 BRIXWORTH DR	119	119 BRIXWORTH DR
110	110 BRIXWORTH DR	120	120 BRIXWORTH DR
121	121 BRIXWORTH DR	131	131 BRIXWORTH DR
122	122 BRIXWORTH DR	132	132 BRIXWORTH DR
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125	125 BRIXWORTH DR	135	135 BRIXWORTH DR
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127	127 BRIXWORTH DR	137	137 BRIXWORTH DR
128	128 BRIXWORTH DR	138	138 BRIXWORTH DR
129	129 BRIXWORTH DR	139	139 BRIXWORTH DR
130	130 BRIXWORTH DR	140	140 BRIXWORTH DR
141	141 BRIXWORTH DR	151	151 BRIXWORTH DR
142	142 BRIXWORTH DR	152	152 BRIXWORTH DR
143	143 BRIXWORTH DR	153	153 BRIXWORTH DR
144	144 BRIXWORTH DR	154	154 BRIXWORTH DR
145	145 BRIXWORTH DR	155	155 BRIXWORTH DR
146	146 BRIXWORTH DR	156	156 BRIXWORTH DR
147	147 BRIXWORTH DR	157	157 BRIXWORTH DR
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150	150 BRIXWORTH DR	160	160 BRIXWORTH DR



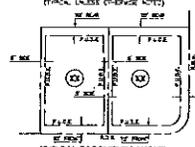
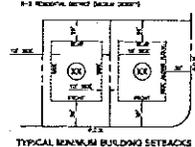
- ### PROJECT NOTES
1. ALL STREET LOCATIONS WITH THIS DEVELOPMENT SHALL BE PUBLIC AND OWNED AND MAINTAINED BY THE CITY OF SPRING HILL.
  2. UTILITIES FOR THIS DEVELOPMENT IS TO BE PROVIDED BY CITY OF SPRING HILL PUBLIC WORKS.
  3. SANITARY SEWER PROVIDED FOR THIS DEVELOPMENT IS TO BE CITY OF SPRING HILL PUBLIC WORKS.
  4. FLOODPLAIN AND BRANCHY DRAINAGE PROVIDED BY SOLUTION SEWER SYSTEM, NOT DATED JULY 8, 2013.
  5. ELECTRIC SERVICE TO BE PROVIDED BY MOBILE TENNESSEE ELECTRIC REGULATORY COMMISSION.
  6. GAS SERVICE TO BE PROVIDED BY PUEBLO ENERGY.
  7. PHONE AND CABLE SERVICE TO BE PROVIDED BY AT&T AND/OR COMCAST.
  8. THE HOMEOWNER ASSOCIATION IS HEREBY ADVISED THAT THE HOMEOWNER ASSOCIATION SHALL BE FORMED AS A NON-PROFIT CORPORATION AND SHALL BE INCORPORATED IN THE STATE OF TENNESSEE. THE HOMEOWNER ASSOCIATION SHALL BE INCORPORATED IN THE STATE OF TENNESSEE AND SHALL BE INCORPORATED IN THE STATE OF TENNESSEE. THE HOMEOWNER ASSOCIATION SHALL BE INCORPORATED IN THE STATE OF TENNESSEE AND SHALL BE INCORPORATED IN THE STATE OF TENNESSEE.

LOT NO.	OWNER	LOT NO.	OWNER
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108	108 BRIXWORTH DR	118	118 BRIXWORTH DR
109	109 BRIXWORTH DR	119	119 BRIXWORTH DR
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122	122 BRIXWORTH DR	132	132 BRIXWORTH DR
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124	124 BRIXWORTH DR	134	134 BRIXWORTH DR
125	125 BRIXWORTH DR	135	135 BRIXWORTH DR
126	126 BRIXWORTH DR	136	136 BRIXWORTH DR
127	127 BRIXWORTH DR	137	137 BRIXWORTH DR
128	128 BRIXWORTH DR	138	138 BRIXWORTH DR
129	129 BRIXWORTH DR	139	139 BRIXWORTH DR
130	130 BRIXWORTH DR	140	140 BRIXWORTH DR
141	141 BRIXWORTH DR	151	151 BRIXWORTH DR
142	142 BRIXWORTH DR	152	152 BRIXWORTH DR
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146	146 BRIXWORTH DR	156	156 BRIXWORTH DR
147	147 BRIXWORTH DR	157	157 BRIXWORTH DR
148	148 BRIXWORTH DR	158	158 BRIXWORTH DR
149	149 BRIXWORTH DR	159	159 BRIXWORTH DR
150	150 BRIXWORTH DR	160	160 BRIXWORTH DR

OWNER: SMART LIVING, LLC  
1500-11-21-01  
PLAT BOOK #11  
PAGE 13  
DATE 11/21/01

LOT NO.	LOT AREA	LOT NO.	LOT AREA
101	101 BRIXWORTH DR	111	111 BRIXWORTH DR
102	102 BRIXWORTH DR	112	112 BRIXWORTH DR
103	103 BRIXWORTH DR	113	113 BRIXWORTH DR
104	104 BRIXWORTH DR	114	114 BRIXWORTH DR
105	105 BRIXWORTH DR	115	115 BRIXWORTH DR
106	106 BRIXWORTH DR	116	116 BRIXWORTH DR
107	107 BRIXWORTH DR	117	117 BRIXWORTH DR
108	108 BRIXWORTH DR	118	118 BRIXWORTH DR
109	109 BRIXWORTH DR	119	119 BRIXWORTH DR
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121	121 BRIXWORTH DR	131	131 BRIXWORTH DR
122	122 BRIXWORTH DR	132	132 BRIXWORTH DR
123	123 BRIXWORTH DR	133	133 BRIXWORTH DR
124	124 BRIXWORTH DR	134	134 BRIXWORTH DR
125	125 BRIXWORTH DR	135	135 BRIXWORTH DR
126	126 BRIXWORTH DR	136	136 BRIXWORTH DR
127	127 BRIXWORTH DR	137	137 BRIXWORTH DR
128	128 BRIXWORTH DR	138	138 BRIXWORTH DR
129	129 BRIXWORTH DR	139	139 BRIXWORTH DR
130	130 BRIXWORTH DR	140	140 BRIXWORTH DR
141	141 BRIXWORTH DR	151	151 BRIXWORTH DR
142	142 BRIXWORTH DR	152	152 BRIXWORTH DR
143	143 BRIXWORTH DR	153	153 BRIXWORTH DR
144	144 BRIXWORTH DR	154	154 BRIXWORTH DR
145	145 BRIXWORTH DR	155	155 BRIXWORTH DR
146	146 BRIXWORTH DR	156	156 BRIXWORTH DR
147	147 BRIXWORTH DR	157	157 BRIXWORTH DR
148	148 BRIXWORTH DR	158	158 BRIXWORTH DR
149	149 BRIXWORTH DR	159	159 BRIXWORTH DR
150	150 BRIXWORTH DR	160	160 BRIXWORTH DR

FLOOD NOTE:  
THIS DEVELOPMENT IS LOCATED IN A FLOODPLAIN AREA AS SHOWN ON THE FLOODPLAIN MAP OF THE CITY OF SPRING HILL, TENNESSEE, DATED FEBRUARY 21, 2013.



NOTES:  
1. ALL SETBACKS SHALL BE MEASURED FROM THE EXTERIOR FACE OF THE FOUNDATION WALLS.  
2. ALL SETBACKS SHALL BE MEASURED FROM THE EXTERIOR FACE OF THE FOUNDATION WALLS.  
3. ALL SETBACKS SHALL BE MEASURED FROM THE EXTERIOR FACE OF THE FOUNDATION WALLS.

SMART LIVING, LLC  
BRIXWORTH SUBDIVISION  
PHASE 2, SECTION 1  
WILLIAMSON COUNTY, TENNESSEE

PHASE 2, SECTION 1  
FINAL PLAT









**City of Spring Hill**  
**Planning Commission**

DATE: June 22, 2016

REQUEST: Recommend acceptance and dedication of road rights-of-way and public improvements for Woodside Phase 1A, 2A and 2B

Release the maintenance bond for Woodside Phase 1A, 2A and 2B

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

---

**OVERVIEW:**

- A maintenance bond is in place for Phase 1A, 2A and 2B in the amount of \$63,079.50.
- Binder was put on road in 2010 and 2011; roads were final topped in April 2015.
- All certificates of satisfaction have been signed off on by Public Works department staff.

**PC ACTION REQUESTED:**

- Approve PC Resolution 16-74 to recommend acceptance and dedication of road rights-of-way and public improvements for Woodside Phase 1A, 2A and 2B
- Approve PC Resolution 16-75 to release the maintenance bond for Woodside Phase 1A, 2A and 2B

**RESOLUTION 16-74 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  
WOODSIDE PHASE 1A, 2A AND 2B**

**WHEREAS**, Regent Woodside Development, LLC has a recorded Final Plat for Woodside Phase 1A, 2A and 2B in Williamson County Plat Book P53, Page 62; Plat Book 53 P142; Plat Book 55 P129; 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.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that dedication and acceptance of Road Rights-of-Way and Public Improvements within Woodside Phase 1A, 2A and 2B as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

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

---

Paul Downing, Chairman

---

Dara Sanders, Secretary

**RESOLUTION 16-75 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
WOODSIDE PHASE 1A, 2A AND 2B**

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

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

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

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

**WHEREAS**, it is the recommendation of the City Engineer that the Maintenance Bond for Woodside Phase 1A, 2A and 2B in the amount of \$63,079.50 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for Woodside Phase 1A, 2A and 2B in the amount of **\$63,079.50** is hereby approved.

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

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

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



## CERTIFICATE OF SATISFACTORY COMPLETION

June 20, 2016

Regent Woodside Development, LLC

Woodside

Phase 1A, 2A and 2B

Development Name: Woodside

Phase or Section of Construction: Phase 1A, 2A and 2B

Public Improvements: Water, Sewer, Stormwater drainage, Curbs, Sidewalks, Street Lights and Binder

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

Thomas S. Wolf  
Thomas S. Wolf, City Engineer

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

June 20, 2016

Regent Woodside Development, LLC

Woodside

Phase 1A, 2A and 2B

Development Name: Woodside

Phase or Section of Construction: Phase 1A, 2A and 2B

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.

Darrell Bryson  
City of Spring Hill Utility Inspector (signature)

Darrell Bryson  
Printed name:

Approved By:

Jeff Foster  
Jeff Foster, Director of Public Works

Thomas S. Wolf  
Thomas S. Wolf, City Engineer

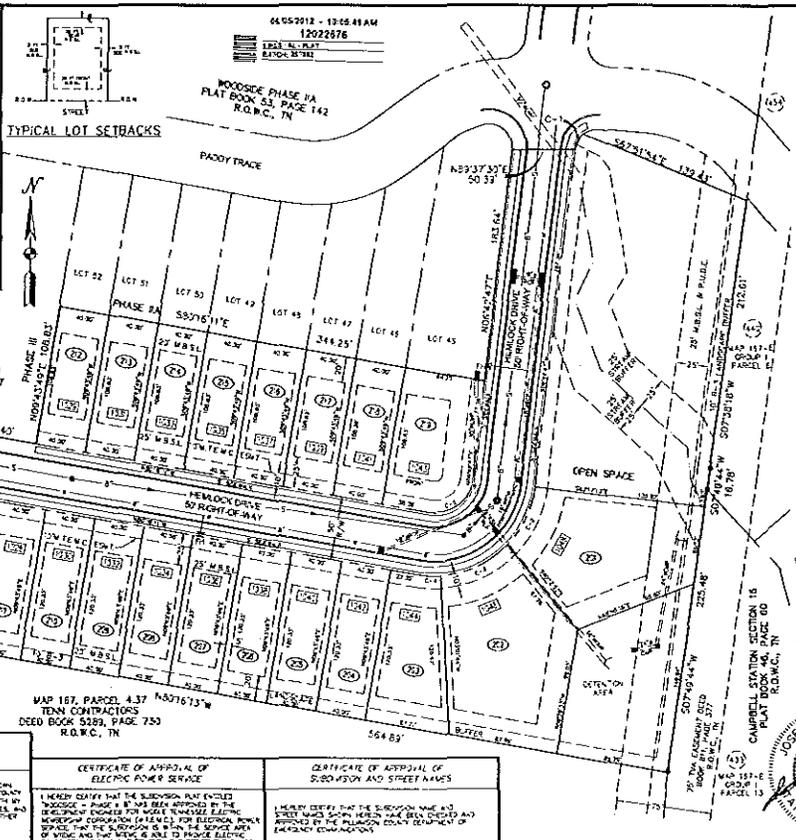
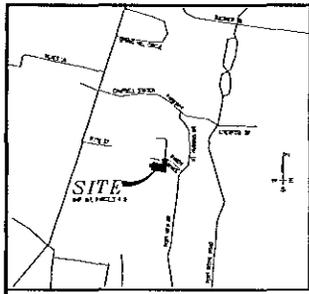
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04/05/2012 - 12:05:48 AM  
12022876  
STATE PLAT  
R.D.W.C. TN



**PURPOSE NOTE**  
THE PURPOSE OF THIS PLAT IS TO CREATE 13 SINGLE FAMILY RESIDENTIAL LOTS.

**GENERAL NOTES**

1. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTION AND IS BASED UPON THE FINAL PLAT OF WOODSIDE - PHASE IIA, RECORDED IN PLAT BOOK 53, PAGE 112 IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
2. SUBJECT PROPERTY IS A PORTION OF PARCEL 413 AS SHOWN ON WILLIAMSON COUNTY MAP 187.
3. SUBJECT PROPERTY IS CURRENTLY ZONED R-4.
4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM VISUAL APPROPRIATELY AT THE SITE. PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, RESEARCH ON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE DONE SO THAT THIS INFORMATION CONSIDERED. DETAILED RELOCATION OF EXISTING LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE TO THE USE, MAINTENANCE AND COST OF SERVICE SHOULD BE COMPLETED WITH THE APPROPRIATE UTILITY COMPANY. TENNESSEE ONE CALL 1-800-351-1111 OR 1-615-355-1557.
5. THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A TITLE REPORT. THEREFORE, THIS SURVEY IS SUBJECT TO THE KNOWLEDGE OF AN ACCURATE TITLE SEARCH.
6. MINIMUM REQUIRED EASEMENT SETBACKS ARE AS FOLLOWS:  
FRONT - 25'  
SIDES - 5'  
REAR - 25'
7. PROPERTY OWNER: EMENT WOODSIDE DEVELOPMENT, LLC  
ADDRESS: 4301 LINDA WALKER DRIVE  
MCKEAN, TN 37111  
(615) 583-2569
8. SURVEYOR: H & H LAND SURVEYING, INC.  
ADDRESS: 2124 FITZGERALD BOULEVARD  
SPRING HILL, TN 37173  
(615) 811-2286  
FAX: (615) 811-2286  
E-MAIL: hhh@hhsurveying.net
9. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED PORTION OF LAND LIES WITHIN FLOOD INSURANCE ZONE 2 (UNDESIGNED) AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 4718703043 F OF THE FLOOD INSURANCE RATE MAPS FOR WILLIAMSON COUNTY, TENNESSEE (MAPS DATED SEPTEMBER 29, 2005).
10. I HEREBY CERTIFY IN ACCORDANCE WITH T.C.A. 0502-3-05 THAT THIS IS A SURVEY OF 13 LOTS AND THE BASIS OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:12000.
11. STREAM BUFFER IS AN UNCLASSIFIED AREA. NO GRADING, CLEARING, CROPPING, BUILDING OR LAND DISTURBANCE OF ANY KIND ALLOWED IN THIS AREA.

**LOT AREA TABLE**

LOT NO.	SQ. FT.	ACRES
20	11,688.03	0.27
21	13,913.90	0.31
22	8,520.06	0.19
23	4,873.37	0.11
24	4,813.17	0.11
25	4,813.37	0.11
26	4,813.37	0.11
27	4,813.37	0.11
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**City of Spring Hill**

**Planning Commission**

**DATE:** June 22, 2016

**REQUEST:** Recommend acceptance and dedication of road rights-of-way and public improvements for Woodside Phase 1B

Release the maintenance bond for Woodside Phase 1B for water, sewer, stormwater, curbs and street binder

Release the performance bond for Woodside Phase 1B for sidewalks and final topping

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

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**OVERVIEW:**

- A maintenance bond is in place for Phase 1B in the amount of \$91,057.00.
- A performance bond is in place for Phase 1B in the amount of \$13,610.30.
- Binder was put on road in November 2014; roads were final topped in April 2015.
- All certificates of satisfaction have been signed off on by Public Works department staff.

**PC ACTION REQUESTED:**

- Approve PC Resolution 16-76 to recommend acceptance and dedication of road rights-of-way and public improvements for Woodside Phase 1B
- Approve PC Resolution 16-77 to release the maintenance bond for Woodside Phase 1B
- Approve PC Resolution 16-78 to release the performance bond for Woodside Phase 1B

**RESOLUTION 16-76 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  
WOODSIDE PHASE 1B**

**WHEREAS**, Regent Woodside Development, LLC has a recorded Final Plat for Woodside Phase 1B in Williamson County Plat Book 60, P141; 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.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that dedication and acceptance of Road Rights-of-Way and Public Improvements within Woodside Phase 1B as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

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

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Paul Downing, Chairman

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Dara Sanders, Secretary

**RESOLUTION 16-77 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE  
MAINTENANCE LETTER OF CREDIT FOR  
WOODSIDE PHASE 1B**

**WHEREAS**, a Maintenance 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, curbs and streets with asphalt base course, 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**, it is the recommendation of the City Engineer that the Maintenance Letter of Credit for Woodside Phase 1B in the amount of \$91,057.00 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Letter of Credit for Woodside Phase 1B in the amount of **\$91,057.00** is hereby approved.

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

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

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

**RESOLUTION 16-78 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE PERFORMANCE BOND FOR  
WOODSIDE PHASE 1B**

**WHEREAS**, a Performance Bond is in place guaranteeing the completion of certain improvements for Woodside Phase 1B in the amount of **\$13,610.30**; and

**WHEREAS**, the following improvements are required pursuant to the Final Plat:  
*Sidewalks and Streets with 1 ½ final topping; and*

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

**WHEREAS**, release of said performance bond 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 Performance Bond for Woodside Phase 1B in the amount of \$13,610.30 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that the Performance Bond be released for Woodside Phase 1B in the amount of **\$13,610.30** is hereby approved.

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

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

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



## CERTIFICATE OF SATISFACTORY COMPLETION

June 20, 2016

Regent Woodside Development, LLC

Woodside

Phase 1B

Development Name: Woodside

Phase or Section of Construction: Phase 1B

Public Improvements: Water, Sewer, Stormwater drainage, Curbs, Sidewalks, Street Lights and Binder

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

Thomas S. Wolf  
Thomas S. Wolf, City Engineer

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

June 20, 2016

Regent Woodside Development, LLC

Woodside

Phase 1B

Development Name: Woodside

Phase or Section of Construction: Phase 1B

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.

Darrell Bryson  
City of Spring Hill Utility Inspector (signature)

Darrell Bryson  
Printed name:

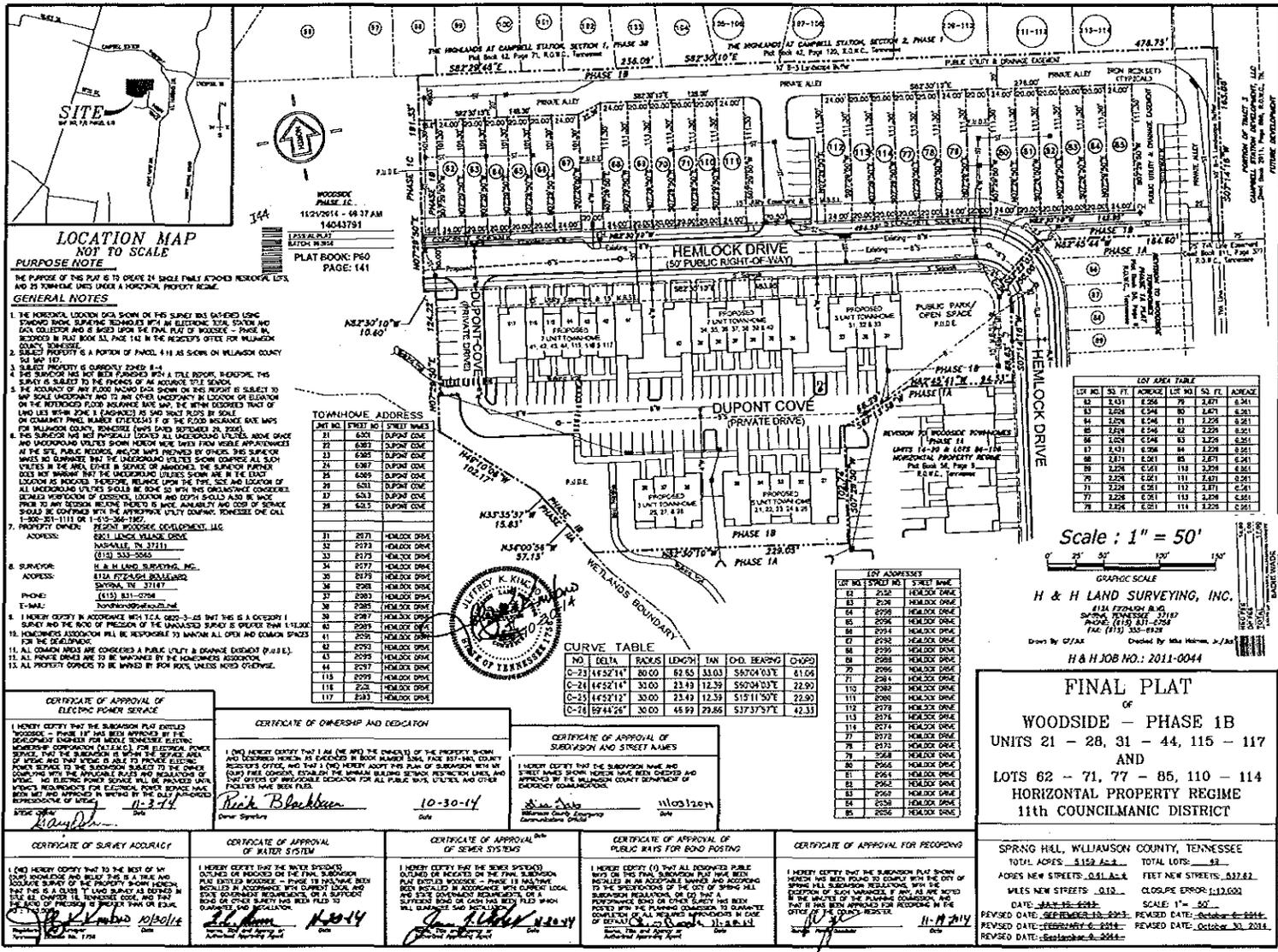
Approved By:

Jeff Foster  
Jeff Foster, Director of Public Works

Thomas S. Wolf  
Thomas S. Wolf, City Engineer

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



**LOCATION MAP**  
NOT TO SCALE

**PURPOSE NOTE**  
THE PURPOSE OF THIS PLAT IS TO CREATE 24 SINGLE FAMILY ZONED RESIDENTIAL LOTS AND 25 TOWNHOME UNITS UNDER A HORIZONTAL PROPERTY REGIME.

**GENERAL NOTES**

1. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS OBTAINED USING STANDARD SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTION AND IS BASED UPON THE FINAL PLAT OF WOODSIDE - PHASE 1B, RECORDED IN PLAT BOOK #60, PAGE 141 IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
2. SUBJECT PROPERTY IS A PORTION OF PARCEL #111 AS SHOWN ON WILLIAMSON COUNTY TAX MAP 107.
3. SUBJECT PROPERTY IS CURRENTLY ZONED R-4.
4. THE SURVEY HAS NOT BEEN FINISHED WITH A TITLE REPORT. THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
5. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO ANY SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE REFERENCED TRACT OF LAND LIES WITHIN ZONE 1 (DANGER) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TENNESSEE (EFFECTIVE DATE: 08/20/05).
6. THE SURVEY HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES ABOVE GROUND AND UNDERGROUND UTILITIES FROM HEREON ARE SHOWN FROM HEREON APPROXIMATELY AT THE SITE. PUBLIC RECORDS INCLUDE MAPS PREPARED BY OTHERS. THIS SURVEY DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. THEREFORE, REFERENCE TO THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE MADE TO ANY ORGANIZATION CONDUCTING REGULAR INSPECTIONS OF EXISTING UTILITIES. LOCATION AND DEPTH OF SERVICE PRIOR TO ANY SERVICE INSTALLATION SHOULD BE MADE AVAILABLE AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. FOR MORE INFO CALL 1-800-361-1111 OR 1-423-346-1787.
7. PROPERTY OWNER: **BEARTE WOODSIDE DEVELOPMENT, LLC**  
ADDRESS: 8801 LINDSEY VILLAGE DRIVE, NASHVILLE, TN 37211, (615) 353-5542
8. SURVEYOR: **H & H LAND SURVEYING, INC.**  
ADDRESS: 8124 STEVENAGE BOWLEWOOD, BIRMINGHAM, TN 37187, (615) 831-0288, NONDISCRIMINATION POLICY
9. I HEREBY CERTIFY IN ACCORDANCE WITH T.C.A. 60-2-302 THAT THIS IS A COMPLETE SURVEY AND THE SCOPE OF PRECISION OF THE UNASSISTED SURVEY IS GREATER THAN 1:50,000.
10. HORIZONTAL PROPERTY REGIME WILL BE RESPONSIBLE TO MAINTAIN ALL OPEN AND COMMON SPACES FOR THE DEVELOPMENT.
11. ALL COMMON AREAS ARE CONSIDERED A PUBLIC UTILITY AND DRAINAGE (EXCEPT #111-117).
12. ALL PRIVATE DRIVES ARE TO BE MAINTAINED BY THE HOMEOWNER ASSOCIATION.
13. ALL PROPERTY BOUNDARIES TO BE MAINTAINED BY HOMEOWNERS UNLESS NOTED OTHERWISE.

**TOA/ADDRESS**

LOT NO.	STREET NO.	STREET NAME
21	6201	DUPONT COVE
22	6202	DUPONT COVE
23	6203	DUPONT COVE
24	6204	DUPONT COVE
25	6205	DUPONT COVE
26	6206	DUPONT COVE
27	6207	DUPONT COVE
28	6208	DUPONT COVE
29	6209	DUPONT COVE
30	6210	DUPONT COVE
31	2071	HEMLOCK DRIVE
32	2072	HEMLOCK DRIVE
33	2073	HEMLOCK DRIVE
34	2074	HEMLOCK DRIVE
35	2075	HEMLOCK DRIVE
36	2076	HEMLOCK DRIVE
37	2077	HEMLOCK DRIVE
38	2078	HEMLOCK DRIVE
39	2079	HEMLOCK DRIVE
40	2080	HEMLOCK DRIVE
41	2081	HEMLOCK DRIVE
42	2082	HEMLOCK DRIVE
43	2083	HEMLOCK DRIVE
44	2084	HEMLOCK DRIVE
115	2079	HEMLOCK DRIVE
116	2078	HEMLOCK DRIVE
117	2077	HEMLOCK DRIVE
118	2076	HEMLOCK DRIVE
119	2075	HEMLOCK DRIVE

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	TAN	CHORD BEARING	CHORD
C-23	145°21'14"	30.00	64.65	33.03	S67°04'03"E	61.06
C-24	145°21'14"	30.00	23.49	12.39	S60°04'03"E	22.90
C-25	145°21'12"	30.00	23.49	12.39	S15°11'50"E	22.90
C-24	59°44'26"	30.00	45.93	29.86	S37°37'57"E	42.33

**LOT ADDRESSES**

LOT NO.	STREET NO.	STREET NAME
21	2071	HEMLOCK DRIVE
22	2072	HEMLOCK DRIVE
23	2073	HEMLOCK DRIVE
24	2074	HEMLOCK DRIVE
25	2075	HEMLOCK DRIVE
26	2076	HEMLOCK DRIVE
27	2077	HEMLOCK DRIVE
28	2078	HEMLOCK DRIVE
29	2079	HEMLOCK DRIVE
30	2080	HEMLOCK DRIVE
31	2081	HEMLOCK DRIVE
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41	2091	HEMLOCK DRIVE
42	2092	HEMLOCK DRIVE
43	2093	HEMLOCK DRIVE
44	2094	HEMLOCK DRIVE
45	2095	HEMLOCK DRIVE
46	2096	HEMLOCK DRIVE
47	2097	HEMLOCK DRIVE
48	2098	HEMLOCK DRIVE
49	2099	HEMLOCK DRIVE
50	2100	HEMLOCK DRIVE

**LOT AREA TABLE**

LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
21	2,051	0.046	76	2,471	0.056
22	2,028	0.046	77	2,226	0.051
23	2,028	0.046	78	2,226	0.051
24	2,028	0.046	79	2,226	0.051
25	2,028	0.046	80	2,226	0.051
26	2,028	0.046	81	2,226	0.051
27	2,028	0.046	82	2,226	0.051
28	2,028	0.046	83	2,226	0.051
29	2,028	0.046	84	2,226	0.051
30	2,028	0.046	85	2,226	0.051
31	2,028	0.046	86	2,226	0.051
32	2,028	0.046	87	2,226	0.051
33	2,028	0.046	88	2,226	0.051
34	2,028	0.046	89	2,226	0.051
35	2,028	0.046	90	2,226	0.051
36	2,028	0.046	91	2,226	0.051
37	2,028	0.046	92	2,226	0.051
38	2,028	0.046	93	2,226	0.051
39	2,028	0.046	94	2,226	0.051
40	2,028	0.046	95	2,226	0.051
41	2,028	0.046	96	2,226	0.051
42	2,028	0.046	97	2,226	0.051
43	2,028	0.046	98	2,226	0.051
44	2,028	0.046	99	2,226	0.051
45	2,028	0.046	100	2,226	0.051

Scale: 1" = 50'

**H & H LAND SURVEYING, INC.**  
8124 STEVENAGE BOWLEWOOD, BIRMINGHAM, TN 37187  
PHONE: (615) 831-0288 FAX: (615) 355-6928  
Drawn by: [Signature] Checked by: Mike Harmon, J./A.S.  
H & H JOB NO.: 2011-0044

**FINAL PLAT**  
OF  
**WOODSIDE - PHASE 1B**  
UNITS 21 - 28, 31 - 44, 115 - 117  
AND  
LOTS 62 - 71, 77 - 85, 110 - 114  
HORIZONTAL PROPERTY REGIME  
11th COUNCILMANIC DISTRICT

<p><b>CERTIFICATE OF APPROVAL OF ELECTRIC POWER SERVICE</b></p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAN ENTITLED "WOODSIDE - PHASE 1B" HAS BEEN APPROVED BY THE WILLIAMSON COUNTY ENGINEER FOR PUBLIC UTILITIES. THE SUBDIVISION IS IN ACCORDANCE WITH THE ELECTRICAL CODE AND THE ELECTRICAL SERVICE AREA IS SHOWN ON THE ELECTRICAL SERVICE MAP. THE ELECTRICAL SERVICE AREA IS SHOWN ON THE ELECTRICAL SERVICE MAP. THE ELECTRICAL SERVICE AREA IS SHOWN ON THE ELECTRICAL SERVICE MAP.</p> <p>DATE: 11-2-14 [Signature]</p>	<p><b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b></p> <p>I, [Signature], HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND I HEREBY DEDICATE THE SAME TO THE CITY OF SPRING HILL, TENNESSEE, FOR THE USE OF THE PUBLIC AS SHOWN ON THE PLAT. I HEREBY CERTIFY THAT THE SUBDIVISION HAS BEEN APPROVED BY THE WILLIAMSON COUNTY ENGINEER FOR PUBLIC UTILITIES AND THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE ELECTRICAL CODE AND THE ELECTRICAL SERVICE AREA IS SHOWN ON THE ELECTRICAL SERVICE MAP.</p> <p>DATE: 10-30-14 [Signature]</p>	<p><b>CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREET NAMES</b></p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION NAME AND STREET NAMES SHOWN HEREON HAVE BEEN CREATED AND APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT.</p> <p>DATE: 11/03/2011 [Signature]</p>
<p><b>CERTIFICATE OF SURVEY ACCURACY</b></p> <p>I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON. THAT THIS IS A COMPLETE TITLE SURVEY AS SET FORTH IN THIS PLAT. I HAVE CONDUCTED A TITLE SEARCH AND THE RESULTS OF MY SEARCH ARE SET FORTH IN THE GENERAL NOTES OF THIS PLAT.</p> <p>DATE: 11-2-14 [Signature]</p>	<p><b>CERTIFICATE OF APPROVAL OF WATER SYSTEM</b></p> <p>I HEREBY CERTIFY THAT THE WATER SYSTEMS SHOWN ON THIS PLAT ARE IN ACCORDANCE WITH THE WILLIAMSON COUNTY ENGINEER FOR PUBLIC UTILITIES. THE WATER SYSTEMS ARE SHOWN ON THE WATER SYSTEM MAP. THE WATER SYSTEMS ARE SHOWN ON THE WATER SYSTEM MAP.</p> <p>DATE: 11-2-14 [Signature]</p>	<p><b>CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR ROAD POSTING</b></p> <p>I HEREBY CERTIFY THAT ALL REQUIRED PUBLIC WAYS ON THIS PLAT SUBDIVISION PLAN HAVE BEEN LOCATED IN ACCORDANCE WITH THE CITY OF SPRING HILL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS ARE NOTED IN THE NOTES OF THE PLANNING COMMISSION. THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.</p> <p>DATE: 11-2-14 [Signature]</p>

SPRING HILL, WILLIAMSON COUNTY, TENNESSEE  
TOTAL ACRES: 4.152 ACRES TOTAL LOTS: 42  
ADJACENT NEW STREETS: 0.51 ACRES FEET NEW STREETS: 532.82  
MILES NEW STREETS: 0.012 CLOSURE ERROR: 1:12,000  
DATE: 11-2-2013 SCALE: 1" = 50'  
REVISED DATE: SEPTEMBER 10, 2013 REVISION DATE: OCTOBER 6, 2011  
REVISED DATE: FEBRUARY 6, 2014 REVISION DATE: OCTOBER 31, 2011  
REVISED DATE: SEPTEMBER 9, 2014



City of Spring Hill

Planning Commission

DATE: June 22, 2016

REQUEST: Recommend acceptance and dedication of road rights-of-way and public improvements for Woodside Phase 1C

Release the maintenance bond for Woodside Phase 1C for water, sewer, stormwater, curbs and street binder

Release the performance bond for Woodside Phase 1C for sidewalks and final topping

SUBMITTED BY: Thomas S. Wolf, City Engineer

---

**OVERVIEW:**

- A maintenance bond is in place for Phase 1C in the amount of \$15,030.60.
- A performance bond is in place for Phase 1C in the amount of \$4,136.00.
- Binder was put on road in November 2014; roads were final topped in April 2015.
- All certificates of satisfaction have been signed off on by Public Works department staff.

**PC ACTION REQUESTED:**

- Approve PC Resolution 16-79 to recommend acceptance and dedication of road rights-of-way and public improvements for Woodside Phase 1C
- Approve PC Resolution 16-80 to release the maintenance bond for Woodside Phase 1C
- Approve PC Resolution 16-81 to release the performance bond for Woodside Phase 1C

**RESOLUTION 16-79 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  
WOODSIDE PHASE 1C**

**WHEREAS**, Regent Woodside Development, LLC has a recorded Final Plat for Woodside Phase 1C in Williamson County Plat Book 60, P142; 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.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that dedication and acceptance of Road Rights-of Way and Public Improvements within Woodside Phase 1C as shown on the recorded plat is hereby recommended to the Board of Mayor and Aldermen.

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

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

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

**RESOLUTION 16-80 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE  
MAINTENANCE LETTER OF CREDIT FOR  
WOODSIDE PHASE 1C**

**WHEREAS**, a Maintenance 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, curbs and streets with asphalt base course, 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**, it is the recommendation of the City Engineer that the Maintenance Letter of Credit for Woodside Phase 1C in the amount of \$15,030.60 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Letter of Credit for Woodside Phase 1C in the amount of **\$15,030.60** is hereby approved.

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

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

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

**RESOLUTION 16-81 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE PERFORMANCE BOND FOR  
WOODSIDE PHASE 1C**

**WHEREAS**, a Performance Bond is in place guaranteeing the completion of certain improvements for Woodside Phase 1C in the amount of **\$4,136.00**; and

**WHEREAS**, the following improvements are required pursuant to the Final Plat:  
*Sidewalks and Streets with 1 ½ final topping; and*

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

**WHEREAS**, release of said performance bond 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 Performance Bond for Woodside Phase 1C in the amount of \$4,136.00 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that the Performance Bond be released for Woodside Phase 1C in the amount of **\$4,136.00** is hereby approved.

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

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

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



## CERTIFICATE OF SATISFACTORY COMPLETION

June 20, 2016

Regent Woodside Development, LLC

Woodside

Phase 1C

Development Name: Woodside

Phase or Section of Construction: Phase 1C

Public Improvements: Water, Sewer, Stormwater drainage, Curbs, Sidewalks, Street Lights and Binder

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

Thomas S. Wolf  
Thomas S. Wolf, City Engineer

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

June 20, 2016

Regent Woodside Development, LLC

Woodside

Phase 1C

Development Name: Woodside

Phase or Section of Construction: Phase 1C

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.

Damell Bryson  
City of Spring Hill Utility Inspector (signature)

Damell Bryson  
Printed name:

Approved By:

Jeff Foster  
Jeff Foster, Director of Public Works

Thomas S. Wolf  
Thomas S. Wolf, City Engineer

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

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City of Spring Hill

Planning Commission

DATE: June 22, 2016

REQUEST: Recommend acceptance and dedication of road rights-of-way and public improvements for Woodside Phase 3

Release the maintenance bond for Woodside Phase 3 for water, sewer, stormwater, curbs and street binder

Release the performance bond for Woodside Phase 3 for sidewalks and final topping

SUBMITTED BY: Thomas S. Wolf, City Engineer

A handwritten signature in black ink, appearing to read "TSW", is written over the printed name of the City Engineer.

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OVERVIEW:

- A maintenance bond is in place for Phase 3 in the amount of \$87,534.00.
- A performance bond is in place for Phase 3 in the amount of \$73,712.00.
- Binder was put on road in February 2014; roads were final topped in April 2015.
- All certificates of satisfaction have been signed off on by Public Works department staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-82 to recommend acceptance and dedication of road rights-of-way and public improvements for Woodside Phase 3
- Approve PC Resolution 16-83 to release the maintenance bond for Woodside Phase 3
- Approve PC Resolution 16-84 to release the performance bond for Woodside Phase 3

**RESOLUTION 16-82 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  
WOODSIDE PHASE3**

**WHEREAS**, Regent Woodside Development, LLC has a recorded Final Plat for Woodside Phase 3 in Williamson County Plat Book 59, P36; 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.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that dedication and acceptance of Road Rights-of Way and Public Improvements within Woodside Phase 3 as shown on the recorded plat is hereby recommended to the Board of Mayor and Aldermen.

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

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

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

**RESOLUTION 16-83 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE  
MAINTENANCE LETTER OF CREDIT FOR  
WOODSIDE PHASE 3**

**WHEREAS**, a Maintenance 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, curbs and streets with asphalt base course, 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**, it is the recommendation of the City Engineer that the Maintenance Letter of Credit for Woodside Phase 3 in the amount of \$87,534.00 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Letter of Credit for Woodside Phase 3 in the amount of **\$87,534.00** is hereby approved.

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

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

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

**RESOLUTION 16-84 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE PERFORMANCE BOND FOR  
WOODSIDE PHASE 3**

**WHEREAS**, a Performance Bond is in place guaranteeing the completion of certain improvements for Woodside Phase 3 in the amount of **\$73,712.00**; and

**WHEREAS**, the following improvements are required pursuant to the Final Plat:  
*Sidewalks and Streets with 1 ½ final topping; and*

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

**WHEREAS**, release of said performance bond 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 Performance Bond for Woodside Phase 3 in the amount of \$73,712.00 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that the Performance Bond be released for Woodside Phase 3 in the amount of **\$73,712.00** is hereby approved.

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

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

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



## CERTIFICATE OF SATISFACTORY COMPLETION

June 20, 2016

Regent Woodside Development, LLC

Woodside

Phase 3

Development Name: Woodside

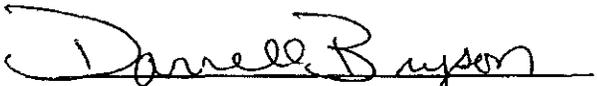
Phase or Section of Construction: Phase 3

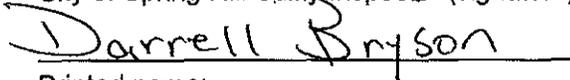
Public Improvements: Water, Sewer, Stormwater drainage, Curbs, Sidewalks, Street Lights and Binder

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

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

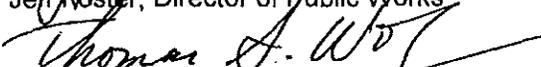
Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

  
City of Spring Hill Utility Inspector (signature)

  
Printed name:

Approved By:

  
Jeff Foster, Director of Public Works

  
Thomas S. Wolf, City Engineer

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

June 20, 2016

Regent Woodside Development, LLC

Woodside

Phase 3

Development Name: Woodside

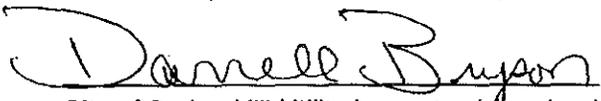
Phase or Section of Construction: Phase 3

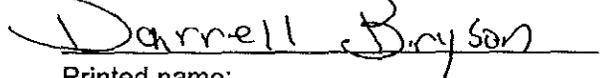
Public Improvements: Final Topping

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

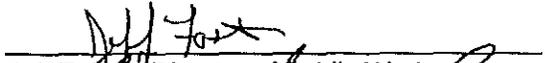
Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

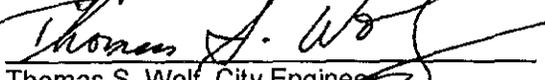
Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

  
City of Spring Hill Utility Inspector (signature)

  
Printed name:

Approved By:

  
Jeff Foster, Director of Public Works

  
Thomas S. Wolf, City Engineer

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

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







City of Spring Hill

Planning Commission



DATE: June 22, 2016

REQUEST: Establish a maintenance and a performance bond for Autumn Ridge Phase 6

SUBMITTED BY: Thomas S. Wolf, City Engineer

*TSW*

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OVERVIEW:

- Final plat is on the July 2016 agenda to be approved by the Planning Commission.
- Developer has submitted application and corresponding documentation to establish a maintenance bond and a performance bond.

PC ACTION REQUESTED:

- Approve PC Resolution 16-85 to establish a maintenance bond for Autumn Ridge Phase 6
- Approve PC Resolution 16-86 to establish a performance bond for Autumn Ridge Phase 6

**RESOLUTION 16-85 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR  
AUTUMN RIDGE PHASE 6**

**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 11 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 **\$22,177.00**; 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 Autumn Ridge Phase 6 in the amount of **\$22,177.00**.

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

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

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



## Utility Information Sheet

Development \_\_\_ Autumn Ridge \_\_\_

Phase\_6\_ #of lots\_11\_

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

Sewer line \_\_\_ \$23,452 \_\_\_

Water line \_\_\_ \$18,634 \_\_\_

Storm Water \_\_\_ \$13,717 \_\_\_

Curbing \_\_\_ \$ 4,144 \_\_\_

Binder \_\_\_ \$13,975 \_\_\_

Total - \$73,922

30% of total cost - \$22,177

**TOTAL BOND AMOUNT - \$22,177**

**RESOLUTION 16-86 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR  
AUTUMN RIDGE PHASE 6**

**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 31 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 **\$33,038.00**; 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 Autumn Ridge Phase 6 in the amount of **\$33,038.00**.

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

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

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



## Utility Information Sheet

Development \_\_\_ Autumn Ridge \_\_\_\_\_

Phase \_\_\_ 6 \_\_\_ #of lots \_\_\_ 11 \_\_\_

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

Signage \_\_\_\_\_ \$ 485 \_\_\_\_\_

Street Lights \_\_\_ \$2,250 \_\_\_\_\_

Sidewalks \_\_\_ \$15,200 \_\_\_\_\_

### Final Paving

Road linear feet \_\_\_ 540' \_\_\_\_\_

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

Final Paving cost \_\_\_ \$12,100 \_\_\_\_\_

Total - \$30,035

+ 10% amount - \$3,003

**TOTAL BOND AMOUNT - \$33,038**

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



Spring Hill, TN 37217-1744  
 Phone: (931) 486-2232 Ext. 2031  
 Fax: (931) 486-9336

**Application for Surety**

Property Information	Project Name: <u>Autumn Ridge</u>	Section: _____
	Phase: <u>6</u>	Number of Lots/Parcels: <u>11</u>
Financial Information	Number of Lots Approved: <u>11</u>	Number of Lots Remaining: <u>11</u>
	Surety Type: <u>Maintenance</u>	Performance _____
	Posted With: <input checked="" type="checkbox"/> Letter of Credit	Performance Bond _____
	<input type="checkbox"/> Insurance Bond	Cash _____
Contact Information	Surety Amount: \$ <u>103,957</u>	Expiration Date: <u>11/11</u>
	Automatic Renewal Clause included with Surety: <u>Yes / No (circle one)</u>	
	Purpose of Surety: <u>To Est. New Surety for PH 6</u>	
Financial Information	Name of Financial Institution: <u>BANK OF SOUTH</u>	Street: _____
	Contact Person: <u>JOE STOKER</u>	Email: <u>JOE.STOKER@BXS.COM</u>
	Address: <u>5217 MARYLAND WAY Ste 403</u>	City, State, Zip: <u>BREASTWOOD TN 37027</u>
	Phone Number: <u>(615) 370-2302</u>	Fax Number: <u>( )</u>
Contact Information	Name of Owner/Developer or Representative: <u>DON CAMERON</u>	Address: <u>1503 COLUMBIA AVE</u>
	City, State, Zip: <u>FRANKLIN TN 37064</u>	Phone Number: <u>(615) 791-0093</u>
	Phone Number: <u>(615) 791-0093</u>	Fax Number: <u>( )</u>

**Action Request**

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

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

Explanation for Proof of Difficulty:

To Establish a New Surety, PH 6

Don Cameron, III 6/1/16  
 Applicant Signature Date

\_\_\_\_\_  
 City Staff Signature Date





**City of Spring Hill**  
**Planning Commission**



**DATE:** June 22, 2016

**REQUEST:** Establish a maintenance and a performance bond for Autumn Ridge Phase 7

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

*TSW*

---

**OVERVIEW:**

- Final plat is on the July 2016 agenda to be approved by the Planning Commission.
- Developer has submitted application and corresponding documentation to establish a maintenance bond and a performance bond.

**PC ACTION REQUESTED:**

- Approve PC Resolution 16-87 to establish a maintenance bond for Autumn Ridge Phase 7
- Approve PC Resolution 16-88 to establish a performance bond for Autumn Ridge Phase 7

**RESOLUTION 16-87 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR  
AUTUMN RIDGE PHASE 7**

**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 13 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 **\$18,605.00**; 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 Autumn Ridge Phase 7 in the amount of **\$18,605.00**.

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

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

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



## Utility Information Sheet

Development \_\_\_ Autumn Ridge \_\_\_

Phase 7 #of lots 31

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

Sewer line \_\_\_ \$17,484 \_\_\_

Water line \_\_\_ \$13,578 \_\_\_

Storm Water \_\_\_ \$16,368 \_\_\_

Curbing \_\_\_ \$ 3,336 \_\_\_

Binder \_\_\_ \$11,253 \_\_\_

Total - \$62,019

30% of total cost - \$18,605

**TOTAL BOND AMOUNT - \$18,605**

**RESOLUTION 16-88 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR  
AUTUMN RIDGE PHASE 7**

**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 31 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 **\$93,313.00**; 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 Autumn Ridge Phase 7 in the amount of **\$93,313.00**.

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

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

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



## Utility Information Sheet

Development \_\_\_ Autumn Ridge \_\_\_\_\_

Phase \_\_\_ 7 \_\_\_ #of lots \_\_\_ 31 \_\_\_

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

Signage \_\_\_\_\_ \$2,850 \_\_\_\_\_

Street Lights \_\_\_ \$9,000 \_\_\_\_\_

Sidewalks \_\_\_ \$42,780 \_\_\_\_\_

### Final Paving

Road linear feet \_\_\_ 1,747' \_\_\_\_\_

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

Final Paving cost \_\_\_ \$30,200 \_\_\_\_\_

Total - \$84,830

+ 10% amount - \$8,483

**TOTAL BOND AMOUNT - \$93,313**

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: Autumn Ridge PHASE: 7 SECTION: \_\_\_\_\_  
# OF LOTS APPROVED: 31 # OF LOTS REMAINING: 31  
SURETY TYPE: \_\_\_\_\_ MAINTENANCE \_\_\_\_\_ PERFORMANCE \_\_\_\_\_ RESTORATION  
POSTED WITH:  LETTER OF CREDIT \_\_\_\_\_ PERFORMANCE BOND \_\_\_\_\_ CASH  
SURETY AMOUNT: \$ 146,849 EXPIRATION DATE: \_\_\_\_\_  
AUTOMATIC RENEWAL CLAUSE INCLUDED WITH SURETY: Y/N  
PURPOSE OF SURETY: To Est a New Surety For PH7

NAME OF FINANCIAL INSTITUTION: BANCORP SOUTH SURETY #: \_\_\_\_\_  
CONTACT PERSON: JOE STOCKER EMAIL: Joe.Stocker@BXS  
ADDRESS: 5217 Maryland Way Ste 403 CITY, STATE, ZIP: FRANKLIN TN 37064  
PHONE NUMBER: 615-370-2302 FAX NUMBER: \_\_\_\_\_

NAME OF OWNER/DEVELOPER OR REPRESENTATIVE: DON CAMERON  
ADDRESS: 1503 Columbia Ave CITY, STATE, ZIP: FRANKLIN TN 37064  
PHONE NUMBER: \_\_\_\_\_ FAX NUMBER: \_\_\_\_\_  
EMAIL: \_\_\_\_\_

**ACTION REQUEST**

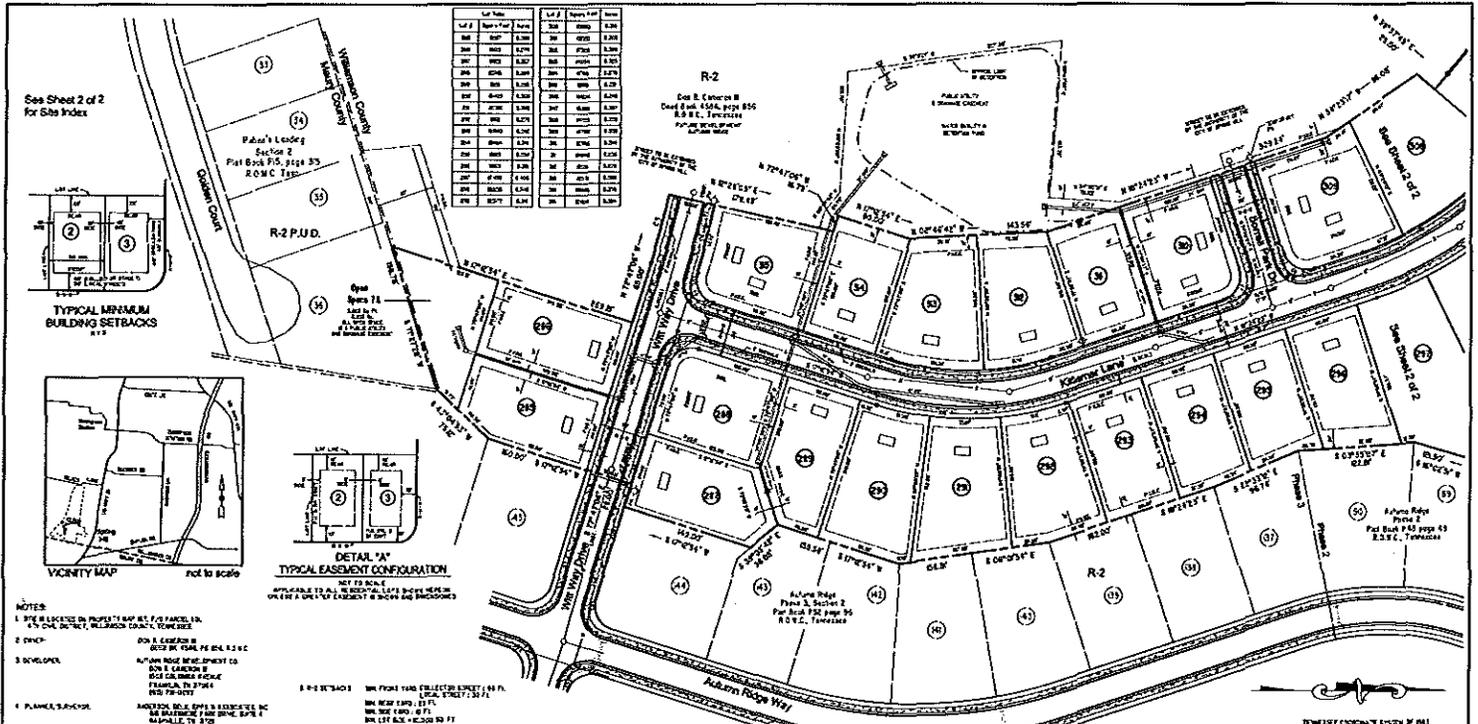
I (WE) REQUEST THAT THE FOLLOWING ACTION BE TAKEN:

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

EXPLANATION FOR PROOF OF DIFFICULTY:

Establish A New Surety For PH7

Don R. Cameron 6/1/14  
Applicant Signature / Date



Lot #	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
31	10,000	10,000	10,000
32	10,000	10,000	10,000
33	10,000	10,000	10,000
34	10,000	10,000	10,000
35	10,000	10,000	10,000
36	10,000	10,000	10,000
37	10,000	10,000	10,000
38	10,000	10,000	10,000
39	10,000	10,000	10,000
40	10,000	10,000	10,000
41	10,000	10,000	10,000
42	10,000	10,000	10,000

See Sheet 2 of 2 for Sbs Index

TYPICAL MINIMUM BUILDING SETBACKS



DETAIL 'A' TYPICAL EASEMENT CONFIGURATION

- NOTES:
1. SEE EASEMENTS IN PROPERTY MAP FOR PARCELS 1-7 IN CHAIN SURVEY, RELEVANT COUNTY RECORDS.
  2. CONVEY: SEE CHAIN SURVEY AND RECORDS.
  3. DEVELOPER: SEE CHAIN SURVEY AND RECORDS.
  4. PLANNING/SUBDIVISION: SEE CHAIN SURVEY AND RECORDS.
  5. EASEMENTS: SEE CHAIN SURVEY AND RECORDS.
  6. SETBACKS: SEE CHAIN SURVEY AND RECORDS.
  7. RANGES OF LOTS: SEE CHAIN SURVEY AND RECORDS.

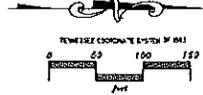


Legend

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- 9. SHOWN BY THIS SYMBOL
- 10. SHOWN BY THIS SYMBOL

Lot #	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
31	10,000	10,000	10,000
32	10,000	10,000	10,000
33	10,000	10,000	10,000
34	10,000	10,000	10,000
35	10,000	10,000	10,000
36	10,000	10,000	10,000
37	10,000	10,000	10,000
38	10,000	10,000	10,000
39	10,000	10,000	10,000
40	10,000	10,000	10,000
41	10,000	10,000	10,000
42	10,000	10,000	10,000

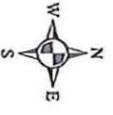
Lot #	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
31	10,000	10,000	10,000
32	10,000	10,000	10,000
33	10,000	10,000	10,000
34	10,000	10,000	10,000
35	10,000	10,000	10,000
36	10,000	10,000	10,000
37	10,000	10,000	10,000
38	10,000	10,000	10,000
39	10,000	10,000	10,000
40	10,000	10,000	10,000
41	10,000	10,000	10,000
42	10,000	10,000	10,000



Sheet 1 of 2  
Phase Seven  
Autumn Ridge

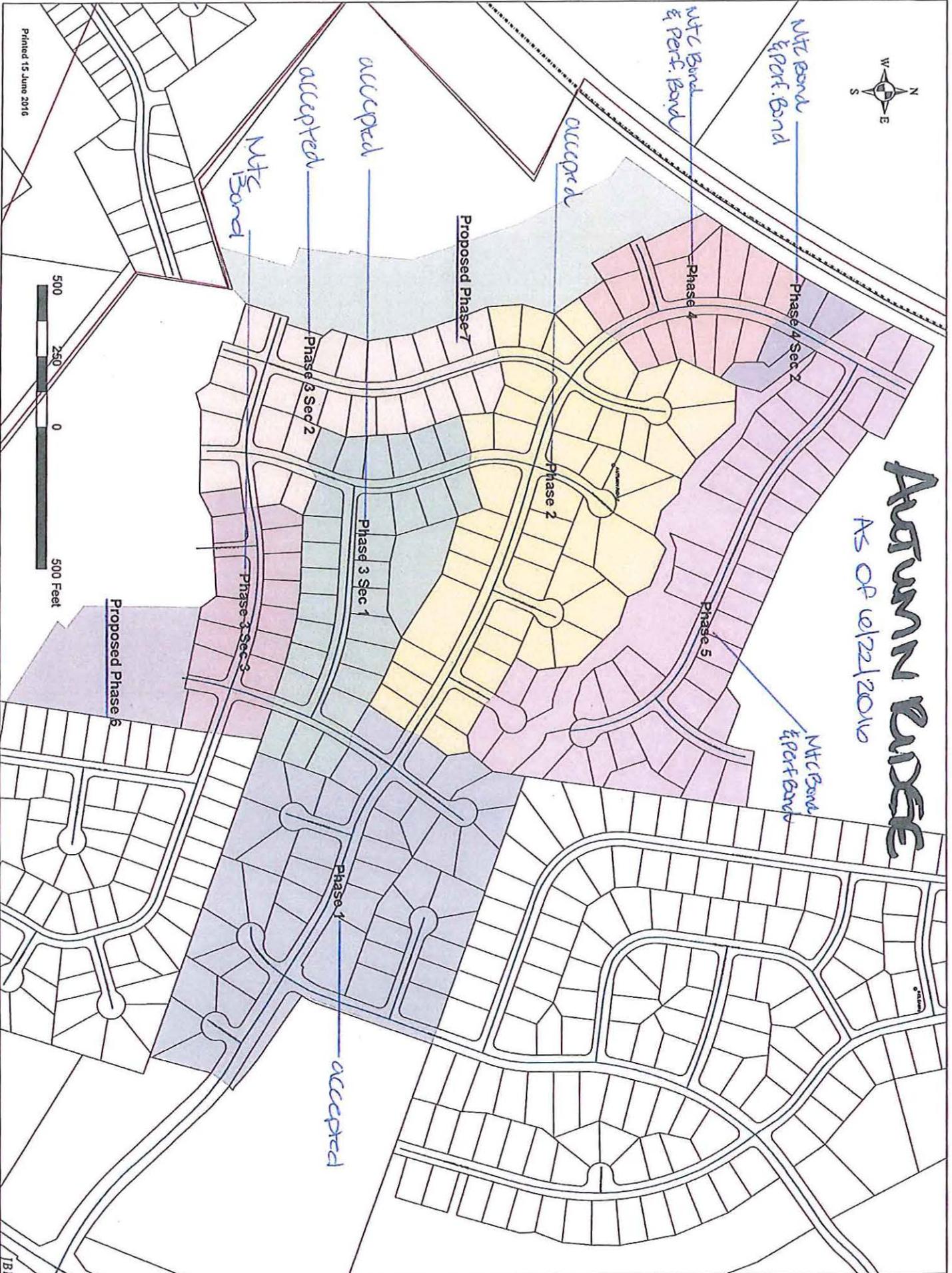
<p><b>CERTIFICATE OF CONVEYANCE AND DESCRIPTION</b></p> <p>I hereby certify that I am duly qualified as an assessor of this State, and that I have examined the records of the State Department of Land and Survey, and that I have found that the description of the land herein is correct and that the same is in accordance with the records of the State Department of Land and Survey.</p> <p>Date: _____</p>	<p><b>CERTIFICATE OF APPROVAL OF SURVEYOR</b></p> <p>I hereby certify that the Survey described herein is a true and correct Survey of the land herein, and that the same is in accordance with the records of the State Department of Land and Survey.</p> <p>Date: _____</p>	<p><b>CERTIFICATE OF APPROVAL OF PUBLIC RECORDS</b></p> <p>I hereby certify that the Survey described herein is a true and correct Survey of the land herein, and that the same is in accordance with the records of the State Department of Land and Survey.</p> <p>Date: _____</p>	<p><b>CERTIFICATE OF SURVEY ACCURACY</b></p> <p>I hereby certify that the Survey described herein is a true and correct Survey of the land herein, and that the same is in accordance with the records of the State Department of Land and Survey.</p> <p>Date: _____</p>	<p><b>CERTIFICATE OF APPROVAL OF PLANNING COMMISSION</b></p> <p>I hereby certify that the Survey described herein is a true and correct Survey of the land herein, and that the same is in accordance with the records of the State Department of Land and Survey.</p> <p>Date: _____</p>	<p><b>CERTIFICATE OF APPROVAL OF RESIDENTS AND NEIGHBORS</b></p> <p>I hereby certify that the Survey described herein is a true and correct Survey of the land herein, and that the same is in accordance with the records of the State Department of Land and Survey.</p> <p>Date: _____</p>	<p><b>CERTIFICATE OF APPROVAL OF RECORDS</b></p> <p>I hereby certify that the Survey described herein is a true and correct Survey of the land herein, and that the same is in accordance with the records of the State Department of Land and Survey.</p> <p>Date: _____</p>	<p><b>FINAL SUBDIVISION PLAN</b></p> <p><b>GIFT OF SPRING HILL PLANNING COMMISSION</b></p> <p>TOTAL ACRES: _____ TOTAL LOTS: _____</p> <p>ROSES ROADWAY: _____ ACRES OPEN SPACE: _____</p> <p>DATE: _____</p>
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# AUTUMN RIDGE

AS OF 06/22/2016



Printed 15 June 2016



# Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, Planning Director  
MEETING: June 27, 2016  
SUBJECT: PUD 199-2016 (Harvest Point)

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**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.

**June 13<sup>th</sup> Planning Commission meeting:** This item was deferred in order to allow for additional time to submit required information regarding the nonresidential uses proposed in the “live-work village”. The applicant has submitted the following information –

- Additional information related to the nonresidential uses.
- Update preliminary development plan indicating the boundaries of the live-work village.
- Parking information related to off-site and on-street parking that would meet the parking requirements for all nonresidential uses. The impact of this information is that on-site parking in the live-work village is not required for nonresidential uses.
- Bulk, area, and height requirements for the live-work village.

**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.

**Water and sewer:** Based upon input from wastewater treatment, wastewater collections, water treatment and water distribution personnel, there currently are sufficient services to handle the initial developments of Harvest Point. However, the lack of precipitation has impacted the capacity of water treatment to re-fill the City Hall water tank recently repainted. Within the next year, the City of Spring Hill and the City of Columbia will be entering into a municipal water agreement that should improve the availability of water for Spring Hill. The existing sanitary sewer lift station that was

constructed in the area was designed to serve development within the adjacent areas. The estimated timeline for full build-out of the Harvest Point development is 10 to 12 years. As each phase of future development is planned, the aforementioned services (water treatment, water distribution, wastewater treatment and wastewater collections) need to be re-evaluated in order to provide adequate services within the service area.

**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.

*The applicant has proposed that the need for these improvements be evaluated at 50% buildout.*

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.

*The applicant has proposed that the need for these improvements be evaluated at 50% buildout.*

**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.

**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:** The applicant propose a live-work village central to the new neighborhood. The form of the live-work village is primarily residential in design and use, resembling townhomes, and could be up to three stories with nonresidential uses limited to the first floor and a maximum total square footage of 25,000 for the entire project.

**Public Works and Engineering:** The following comments and recommendations have been submitted –

- Show ultimate ROW of Beechcroft Road.
- Show all street dimensions.
- Width of Private alleys shown as 20', confirm with Fire Marshal that 20' foot width is adequate for emergency response.
- Traffic study does not incorporate existing peak hours (should be 6:30 – 9:00/3:00 – 6:30).
- Cleburne Road is shown as a "local" street, designation should be changed to a "collector" street.
- Installation of proposed traffic signals at Beechcroft Road and Cleburne Road should be required at fifty percent (50%) build-out.
- Show designation and width of roads at Southwest corner (private?).
- Expand all street improvements to at least 200 LF outside of project boundaries.

**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.*



# Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, Planning Director  
MEETING: June 27, 2016  
SUBJECT: FPL 202-2016 (Meadowbrook Phase 4, Section 6A)

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**FPL 202-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Meadowbrook Phase 4, Section 6A. The property is zoned R-2, Medium Density Residential, Planned Unit Development and contains approximately 2.311 acres. The applicant requests final plat approval for 4 single family residential lots.

**Property history:** In 2014, the Planning Commission approved a preliminary plat application for Meadowbrook Phase 4, Sections 4-6. Construction has continued, and several final plat applications have been approved by the Planning Commission and recorded.

**Request:** The applicant requests final plat approval for four single-family residential lots and two open space lots

**Streets and sidewalk:** The applicant proposes to extend Chimalis Drive (Collector) with sidewalk on both sides. Because the preliminary plat application was approved prior to the adoption of the 2040 Major Thoroughfare Plan, 60 feet of right-of-way for this collector is sufficient.

**Bulk and area requirements:** These properties are compliant with the bulk and area requirements of the Planned Unit Development approval.

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

**Public Works/Engineering:**

- Chimalis Drive is labeled a collector street, requires minimum pavement width of 26 feet.

# Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, Planning Director  
MEETING: June 27, 2016  
SUBJECT: FPL 204-2016 (Autumn Ridge Phase 6)

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**FPL 204-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Autumn Ridge Phase 6. The property is zoned R-2, Medium Density Residential, and contains approximately 4.65 acres. The applicant requests final plat approval for 11 single family residential lots.

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

In March of 2016, the Planning commission approved a preliminary plat application for phase 6 with standard conditions of approval.

**Request:** The applicant requests final plat approval for 11 single-family residential lots.

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

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

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

**Public Works/Engineering:**  
All items addressed, no further comments at this time.

# Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, Planning Director  
MEETING: June 27, 2016  
SUBJECT: FPL 205-2016 (Autumn Ridge Phase 7)

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**FPL 205-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Autumn Ridge Phase 7. The property is zoned R-2, Medium Density Residential, and contains approximately 11.97 acres. The applicant requests final plat approval for 31 single family residential lots.

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

In March of 2016, the Planning commission approved a preliminary plat application (PPL 145-2016) for phase 7 with standard conditions of approval.

**Request:** The applicant requests final plat approval for 31 single-family residential lots.

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

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

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

**Public Works/Engineering:**

All items addressed, no further comments at this time.

# Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, Planning Director  
MEETING: June 27, 2016  
SUBJECT: STP 206-2016 (2105 Wall Street)

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**STP 206-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for property located on 2105 Wall St. The property is zoned B-4 Central Business District, and contains approximately 1.705 acres. The applicant requests site plan approval for 9,800 square foot building with 72 parking spaces.

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

In March of 2016, the Planning Commission approved a sketch plan application (SKP 146-2016) for the subject property with standard conditions of approval.

**Request:** The applicant requests site plan approval for a commercial development containing a 9,800 sq.ft. multi-tenant building and 72 parking spaces.

**Streets and sidewalk:** Commonwealth Drive and Wall Street are designated as a Collector Street in the Major Thoroughfare Plan, which requires 75 feet of right-of-way (37.5 feet from centerline).

**Access:** The applicant proposes to access the property from Wall Street with one new driveway to be aligned with an existing driveway to the west, as well as a stubout to the south for future connectivity. The applicant also proposes a pedestrian connection to the residential development to the north.

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

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

**Landscaping and buffering:** The approved sketch plan included a variance from the 25' landscape buffer along the eastern property line, which adjoins an approved residential development being constructed currently. The Planning Commission found that the proposed development form would not accommodate uses that could have a negative impact on the adjacent residences or would justify a more substantial buffer area and that the proposal would promote the City's pedestrian connectivity goals and policies.

**Parking and loading:** Based on the information provided by the applicant, the site appears to have sufficient parking.

**Public Works/Engineering:**

- Provide a photometric plan.
- Add a general note "Coordinate all water and sewer with the designated City of Spring Hill representative."

# Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, Planning Director  
MEETING: June 27, 2015  
SUBJECT: PPL 207-2016 (Autumn Ridge, Phase 8)

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**PPL 207-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Autumn Ridge Phase 8. The property is zoned R-2 Medium Density Residential and contains approximately 29.30 acres. The applicant requests preliminary plat approval for 65 single family residential lots.

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

**Request:** The applicant requests approval of a preliminary plat application for 65 single-family residential lots and associated infrastructure.

The plat indicates that this is Phase 13, though the preliminary development plan approved for Arbors at Autumn Ridge indicate that this is a portion of Phase 15.

**Streets and sidewalks:** The applicant proposes to extend several local streets through the project boundary with 5' sidewalk on both sides. The street network has been modified slightly to include an additional street, Depot Place Drive (sheet 3), to connect to a planned development to the west, as required by the Planning Commission for NCP 126-2015 (2411 Depot Street).

**Water and sewer:** The applicant proposes to continue the extension of public water and sewer service to the property.

**Open Space and amenities:** Four open space lots are proposed and are not required to have amenities.

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

**Public Works/Engineering:**

- All items addressed, no further comments at this time.

# Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, Planning Director  
MEETING: June 27, 2015  
SUBJECT: PPL 210-2016 (Arbors at Autumn Ridge, Phase 11)

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**PPL 210-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Arbors at Autumn Ridge Phase 11. The property is zoned R-2 Medium Density Residential Planned Unit Development and contains approximately 9.89 acres. The applicant requests preliminary plat approval for 24 single family residential lots.

**Property description and history:** This property is located west of Main Street (Highway 31) and south of Wilkes Lane. The Board of Mayor and Alderman approved a Planned Unit Development request for the Arbors at Autumn Ridge in July of 2010 for 425 single-family residential lots and associated amenities and open space, to be completed within 16 phases. The applicant obtained preliminary plat approval of the first phase two months after the PUD approval and has continued with the approved phasing plan in a timely manner.

**Request:** The applicant requests approval of a preliminary plat application for 24 single-family residential lots, three "open space" lots, and associated infrastructure.

**Streets and sidewalks:** The applicant proposes to extend Elkhorn Place (Local) through the project boundary with 5' sidewalk on both sides.

**Water and sewer:** The applicant proposes to continue the extension of public water and sewer service to the property.

**Open Space and amenities:** Based on the PUD approval for these phases, the open space lots were not proposed and are not required to be improved with amenities. Only a sidewalk connection is required where shown on the plans.

The applicant agreed to dedicate a public access easement in the open space lots for Phases 8-10 for the purpose of a future trail or greenway connection. The open space lots within this phase connect to those easements in phase 10, and staff recommends consideration of extending those access easements through open space lots 11-A and 11-C.

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

**Public Works/Engineering:**

All items addressed, no further comments at this time.



# Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, Planning Director  
MEETING: June 27, 2015  
SUBJECT: PPL 209-2016 (Arbors at Autumn Ridge, Phase 12)

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**PPL 209-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Arbors at Autumn Ridge Phase 12. The property is zoned R-2 Medium Density Residential Planned Unit Development and contains approximately 13.73 acres. The applicant requests preliminary plat approval for 49 single family residential lots.

**Property description and history:** This property is located west of Main Street (Highway 31) and south of Wilkes Lane. The Board of Mayor and Alderman approved a Planned Unit Development request for the Arbors at Autumn Ridge in July of 2010 for 425 single-family residential lots and associated amenities and open space, to be completed within 16 phases. The applicant obtained preliminary plat approval of the first phase two months after the PUD approval and has continued with the approved phasing plan in a timely manner.

**Request:** The applicant requests approval of a preliminary plat application for 49 single-family residential lots and associated infrastructure.

**Streets and sidewalks:** The applicant proposes to extend Elkhorn Place (Local), Haversack Drive (Local), Alpaca Drive (Local), and Grunion Lane (Local) through the project boundary with 5' sidewalk on both sides.

**Water and sewer:** The applicant proposes to continue the extension of public water and sewer service to the property.

**Open Space and amenities:** Based on the PUD approval for this phase, open space lots and amenities are not required.

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

**Public Works/Engineering:**

All items addressed, no further comments at this time.

**BULK STANDARDS FOR PHASED LAND DEVELOPMENT**

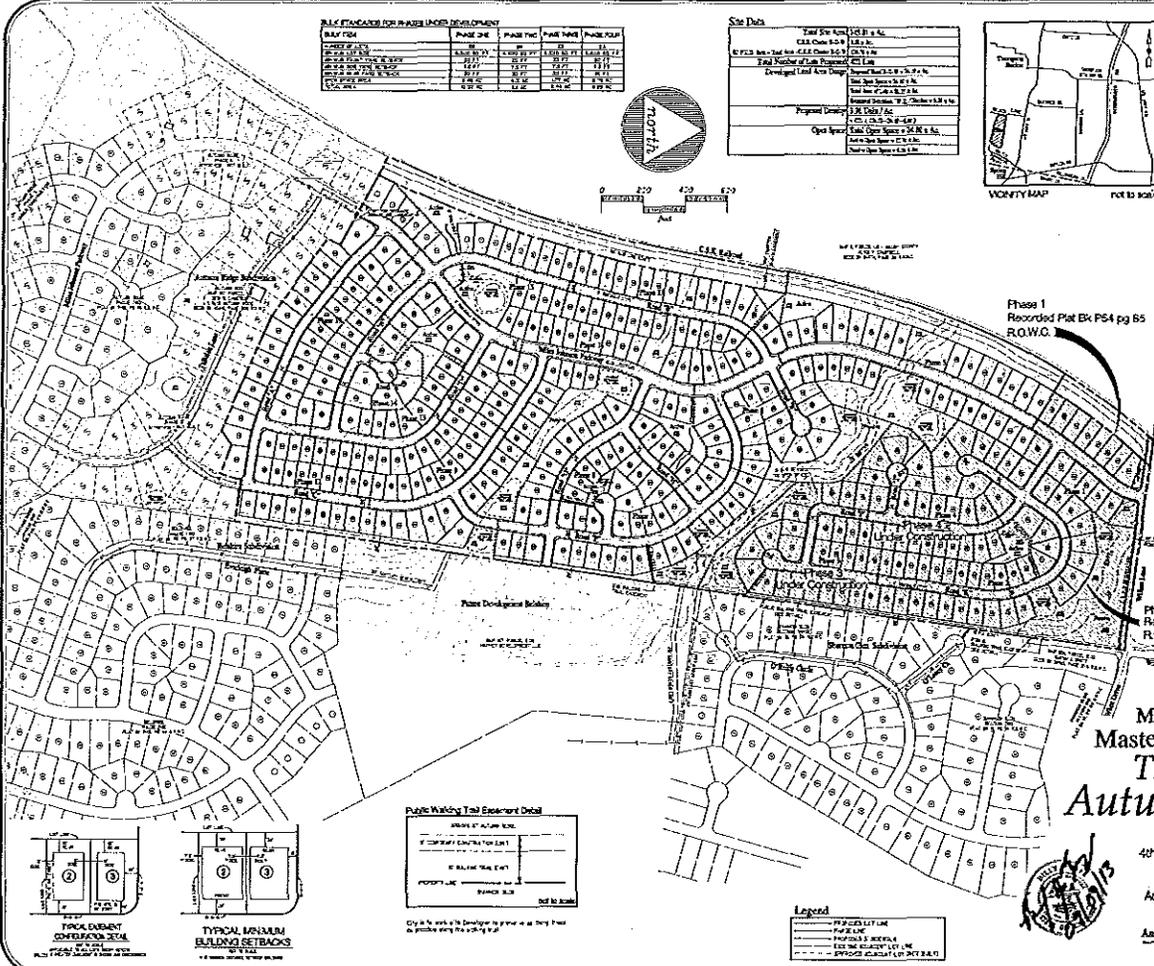
BASE USE	PHASE ONE	PHASE TWO	PHASE THREE	PHASE FOUR
RESIDENTIAL	1.0	1.0	1.0	1.0
COMMERCIAL	1.0	1.0	1.0	1.0
INDUSTRIAL	1.0	1.0	1.0	1.0
OFFICE	1.0	1.0	1.0	1.0
RETAIL	1.0	1.0	1.0	1.0
RESTAURANT	1.0	1.0	1.0	1.0
BAR	1.0	1.0	1.0	1.0
CITY PARK	1.0	1.0	1.0	1.0

**Site Data**

Total Site Area	1,000,000 sq. ft.
Site Area	1,000,000 sq. ft.
Developed Land Area	1,000,000 sq. ft.
Proposed Density	1.0 Units/Acre
Open Space	10% of Total Site Area



- GENERAL NOTES**
1. SEE GENERAL NOTES ON SHEET 1 OF THIS SET FOR THE CITY OF NASHVILLE, TENNESSEE.
  2. THIS MAP IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
  3. THE PROPERTY IS SUBJECT TO THE CITY OF NASHVILLE, TENNESSEE, ZONING ORDINANCE.
  4. THE PROPERTY IS SUBJECT TO THE CITY OF NASHVILLE, TENNESSEE, PLANNING AND ZONING COMMISSION.
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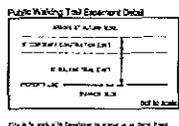
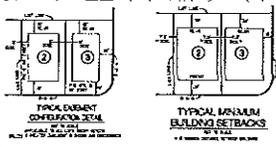


Phase 1  
Recorded Plat Bk P54 pg 65  
R.O.W.C.

Phase 2  
Recorded Plat Bk P55 pg 66  
R.O.W.C.

**Minor Modification to  
Master Development Plan  
The Arbors at  
Autumn Ridge P.U.D.**

R2 Residential P.U.D.  
4th Civil District - Williamson Co.  
Spring Hill, Tennessee  
Developer:  
Autumn Ridge Development Co.  
DATE: 01-04-13  
Anderson, Dick, Epps & Associates, Inc.  
400 SPANISH HAVEN DRIVE - SUITE 101  
NASHVILLE, TENNESSEE 37215  
(615) 259-0000



# Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, Planning Director  
MEETING: June 27, 2015  
SUBJECT: PPL 208-2016 (Arbors at Autumn Ridge, Phase 13)

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**PPL 208-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Arbors at Autumn Ridge Phase 13. The property is zoned R-2 Medium Density Residential Planned Unit Development and contains approximately 1.98 acres. The applicant requests preliminary plat approval for 6 single family residential lots.

**Property description and history:** This property is located west of Main Street (Highway 31) and south of Wilkes Lane. The Board of Mayor and Alderman approved a Planned Unit Development request for the Arbors at Autumn Ridge in July of 2010 for 425 single-family residential lots and associated amenities and open space, to be completed within 16 phases. The applicant obtained preliminary plat approval of the first phase two months after the PUD approval and has continued with the approved phasing plan in a timely manner.

**Request:** The applicant requests approval of a preliminary plat application for 6 single-family residential lots and associated infrastructure.

The plat indicates that this is Phase 13, though the preliminary development plan approved for Arbors at Autumn Ridge indicate that this is a portion of Phase 15.

**Streets and sidewalks:** The applicant proposes to extend Miles Johnson Parkway (Collector) and Grunion Lane (Local) through the project boundary with 5' sidewalk on both sides. The Planned Unit Development was approved prior to the adoption of the 2040 Major Thoroughfare Plan; therefore, the proposed 60 feet of right-of-way for Mile Johnson Parkway is compliant with the City's policies.

**Water and sewer:** The applicant proposes to continue the extension of public water and sewer service to the property.

**Open Space and amenities:** Based on the PUD approval, open space lots and amenities were not required for Phase 13; however, amenities are required for Phase 15.

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

**Pubic Works/Engineering:**

All items addressed, no further comments at this time.



# Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, Planning Director  
MEETING: June 27, 2016  
SUBJECT: FPL 214-2016 (Hampton Springs Townhomes)

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**FPL 214-2016:** Submitted by Mark Cantrell for Hampton Springs Townhomes. The property is zoned R-2, Medium Density, Residential Planned Unit Development and contains approximately 13.78 acres. The applicant requests final plat approval for 11 townhome lots.

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

In 2013, the Planning Commission approved preliminary plat and site plan applications for the development of a 78-unit townhome development. The completion of this development is intended to occur in phases. Phases 1 and 2 have been completed and obtained final plat approval, and the Planning Commission approved Phase 3 in January of 2016.

**Request:** The property owner requests approval of 11 townhome lots.

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

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

**Public Works/Engineering:**

All items addressed, no further comments at this time.