

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



Call meeting to order

Stipulation of members present

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

Concerned Citizens (Non-Agenda Items)

Public Comment (Agenda Items)

Approval of June 13, 2016 meeting minutes

Approval of the agenda

Consent Agenda:

Bonds and Infrastructure to be considered

1. **Resolution 16-62:** Reduce and Establish Maintenance Bond Arbors at Autumn Ridge Phase 2
2. **Resolution 16-63:** Dedication of Road ROW and Public Improvements In Autumn Ridge Ph 3 Sect 3
3. **Resolution 16-64:** Release Maintenance Bond for Autumn Ridge Ph 3 Sec 3
4. **Resolution 16-65:** Dedication of Road ROW and Public Improvements In Golfview Phase 6
5. **Resolution 16-66:** Release Maintenance Bond for Golfview Ph 6.
6. **Resolution 16-67:** Release Maintenance Bond for Belshire Ph 3
7. **Resolution 16-68:** Reduce and Establish Maintenance Bond Belshire Ph 3
8. **Resolution 16-69:** Reduce and Establish Maintenance LOC Meadowbrook Ph 4 Sec 2
9. **Resolution 16-70:** Reduce and Establish Maintenance LOC Meadowbrook Ph 4 Sec 2
10. **Resolution 16-71:** Release Maintenance Bond for Meadowbrook Ph 4 Sec 3
11. **Resolution 16-72:** Reduce and Establish Maintenance Bond Meadowbrook Ph 4 Sec 3
12. **Resolution 16-73:** Release Maintenance Bond for Brixworth Ph 2
13. **Resolution 16-85:** Establish Maintenance Bond for Autumn Ridge Ph 6.
14. **Resolution 16-86:** Establish Performance Bond for Autumn Ridge Ph 6
15. **Resolution 16-87:** Establish Maintenance Bond for Autumn Ridge Ph 7
16. **Resolution 16-88:** Establish Performance Bond for Autumn Ridge Ph 7

17. **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.
18. **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.
19. **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.
20. **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.
21. **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.
22. **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.
23. **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.
24. **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.

Old Business:

1. **PUD 199-2016:** Submitted by LittleJohn for property located Beechcroft Road and Cleburne Road. The property is zoned AG, Agriculture, and R-2, Medium Density Residential, and contains approximately 473.13 acres. The applicant requests Planned Unit Development approval for 961 single family residential lots and 232 multi-family units for The Villages at Harvest Point.

New Business:

1. **Resolution 16-74:** Dedication of Road ROW and Public Improvements In Woodside Ph 1A, 2A and 2B.
2. **Resolution 16-75:** Release Maintenance Bond Woodside Ph 1A, 2A, 2B
3. **Resolution 16-76:** Dedication of Road ROW and Public Improvements In Woodside Ph 1B
4. **Resolution 16-77:** Release Maintenance Bond for Woodside Phase 1B
5. **Resolution 16-78:** Release Performance Bond for Woodside Phase 1B
6. **Resolution 16-79:** Dedication of Road ROW and Public Improvements In Woodside Ph 1
7. **Resolution 16-80:** Release Maintenance Bond for Woodside Phase 1C
8. **Resolution 16-81:** Release Performance Bond for Woodside Phase 1C

9. **Resolution 16-82:** Dedication of Road ROW and Public Improvements In Woodside Ph 3
10. **Resolution 16-83:** Release Maintenance Bond for Woodside Phase 3
11. **Resolution 16-84:** Release Performance Bond for Woodside Phase 3

Other Business

Adjourn

**SPRING HILL
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, JUNE 13, 2016
5:30 P.M.**

Chairman Paul Downing called the meeting to order

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

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

Chairman Paul Downing made the following changes on the agenda:
On the consent agenda, #7, #13 and #16 will be moved to items 1, 2 and 3 under Old Business.
Item #2 under Old Business will be removed completely from the agenda.

Concerned Citizens (Non-Agenda Items) – There were no concerns citizens.

Public Comment (Agenda Items) –

Linda Redman, 3468 Petty Lane, voiced her concerns about the property on Beechcroft and Cleburne Rd.
Janie Rowland, 3242 Petty Lane, voiced her concerns about the traffic on Beechcroft.
Waldo Cragar, 3449 Petty Lane, voiced his concerns about the road conditions and traffic on Beechcroft and Cleburne Rd
Glen Redman, 3468 Petty Lane, voiced his concerns about the traffic on Beechcroft
Kathy Johnson, 1121 Clair, voiced her concerns about the property on Beechcroft and Cleburne Rd
John Victory, 1017 Patroit D. voiced his concern about the traffic on Beechcroft and road conditions.

Approval of May 9, 2016 meeting minutes: Alderman Fitterer made a motion to approve the May 9, 2016 meeting minutes. Motion seconded by Commissioner Schoenbrodt. Motion passed 6/0.

Approval of the agenda:

Alderman Fitterer made a motion to approve the agenda with amendments. Motion seconded by Commissioner Koss. Motion passed 6/0.

Consent Agenda: Alderman Duda made a motion to approve the Consent Agenda with Staff Comments. Motion seconded by Alderman Fitterer. Motion passed 6/0.

Bonds and Infrastructure to be considered

1. Resolution 16-40 To recommend acceptance and dedication of road right-of-way and public improvements shown on the existing plat for Wades Grove Sect 3A
2. Resolution 16-41 To release a Maintenance Bond for Wade's Grove Sec 3A
3. Resolution 16-42 To recommend acceptance and dedication of road right-of-way and public improvements shown on the existing plat for Wades Grove Sect 3

4. **Resolution 16-43** To release a Maintenance Bond for Wade's Grove Sec 3B
5. **Resolution 16-48** To release Maintenance Bond Cherry Grove Add Ph 4 sec 2
6. **Resolution 16-49** To release Maintenance Bond Cherry Grove Add Ph 4 Sec 3
7. **Resolution 16-51** To release Maintenance Bond Meadowbrook Ph 2 Sec 1
8. **Resolution 16-52** To release Maintenance Bond Meadowbrook Ph 2 Sec 2
9. **Resolution 16-53** To release Maintenance Bond Meadowbrook Ph 2 Sec 3
10. **Resolution 16-56** To establish Maintenance Bond for Cherry Grove Add Phase 5
11. **Resolution 16-57** To establish Performance Bond for Cherry Grove Add Ph 5
12. **Resolution 16-58** To establish Performance Bond for Southern Springs Ph 1 & 2
13. **Resolution 16-59** Recommend to call Mtc Bond for Spring Hill Place Sec 7
14. **Resolution 16-60** Recommend to call Mtc Bond for Spring Hill Place Sec 9

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

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

Old Business:

- 1.) **Resolution 16-50** To release Maintenance Bond for Autumn Ridge Ph 3 Sec 2
Alderman Fitterer made a motion to approve Resolution 16-50 as corrected. Motion seconded by Alderman Duda. Motion passed 6/0.

- 2.) **Resolution 16-59** Recommend to call Mtc Bond for Spring Hill Place Sec 7
Alderman Duda made the motion to approve Resolution 16-59 as corrected. Motion seconded by Alderman Fitterer. Motion passed 6/0.

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

Staff Conditions:

1. **Design Review Commission determination of the building design.** Staff recommends approval of the proposal, finding that the proposed pool house meets the minimum criteria of the design review guidelines and is designed to resemble a residential structure.
2. The applicant/developer shall be responsible for completing the pedestrian connection from the Woodland Trace neighborhood to the school, as shown on the submitted plans prior to July 25, 2016.
3. Site Plan approval shall remain valid for a period of three (3) years, during which time all permits shall be obtained and construction commenced.
4. Modification to the approved Site Plan may require Planning Commission approval prior to the issuance of permits or certificates of occupancy.
5. The site and all associated off-site improvements shall be constructed as approved.

Alderman Fitterer made a motion to approve STP 196-2016 with staff conditions included in condition 2 that the sidewalk be completed by July 25, 2016. Motion seconded by Alderman Duda. Motion passed 6/0.

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

Applicant requests deferral and required plans have not been submitted.

Alderman Duda made a motion to defer **PUD 81-2015**. Motioned seconded by Alderman Fitterer. Motion passed 6/0

- 5.) **RZN 159-2016:** Submitted by Huntly Gordon for property located at 5242 Main Street. The property is zoned B-2, Neighborhood Shopping District, and contains approximately 1.4 acres. The applicant requests rezoning the property from a B-2, Neighborhood Shopping District, to a B-4, Central Business District.

Alderman Duda made a motion to approve **RZN 159-2016** with staff conditions. Motion was not second.

Commissioner Schoenbrodt made a motion for denial. Motion seconded by Alderman Fitterer. Motion passed 5/1

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

Staff Conditions:

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

Alderman Fitterer made a motion to approve **NCP 165-2016** with staff conditions adding condition 7. Neighborhood Concept Plan to reflect the number of dwelling units being proposed. Motion seconded by Commissioner Koss. Motion failed 3/3.

New Business:

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

Alderman Fitterer made a motion to pass **Resolution 16-44**. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/1

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

Alderman Fitterer made a motion to pass **Resolution 16-45**. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/1

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

Alderman Fitterer made a motion to pass **Resolution 16-46**. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/1

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

Alderman Fitterer made a motion to pass **Resolution 16-47**. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/1

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

Commissioner Schoenbrodt made a motion to pass **Resolution 16-54**. Motion seconded by Alderman Fitterer. Motion passed 4/2.

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

Alderman Fitterer made a motion to pass **Resolution 16-55**. Motion seconded by Commissioner Schoenbrodt. Motion passed 4/2

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

Commissioner Schoenbrodt made a motion to defer **PUD 199-2016**. Motion seconded by Commissioner Hairston. Motion passed 6/0.

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

Staff Conditions:

1. Design Review Commission determination of the building design. Staff finds that the propose building is compliant with the City's Design Review Guidelines and recommends approval.
2. Planning Commission determination of the variance from Zoning Ordinance Article IV, Section 17.1 (Minimum Buffer Yard Standards). Prior to the issuance of permits, the applicant shall submit a revised landscape plan to the Planning Department for review and approval of an alternative buffering proposal in accordance with the criteria and direction of Section 17.1(2) - (3).

3. Prior to the issuance of permits, the site plan shall be revised to remove "TYP" and to reflect the minimum parking lot dimensional requirements of the zoning ordinance prior to the issuance of permits, unless the Board of Zoning Appeals grants approval of a variance from the minimum requirements of the zoning ordinance.
4. Prior to the issuance of permits, the applicant shall submit an exhibit of the proposed fencing indicated on the plan. The fence height shall be in accordance with the requirements of the zoning ordinance and shall be constructed of either treated wood or decorative iron.
5. Site plan approval shall remain valid for a period of three (3) years during which time all required permits shall be obtained.
6. Modification to the approved site plan may require Planning Commission approval prior to the issuance of permits or certificates of occupancy.
7. The site plan shall be constructed as proposed and conditioned.
8. Prior to the issuance of a certificate of occupancy, all public streets shown shall be completed, inspected, and accepted, and all maintenance bonds shall have been approved.

Alderman Fitterer made a motion to approve **STP 179-2016** with staff conditions. Motion seconded by Commissioner Hairston. Motion passed 6/0.

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

Staff Conditions:

1. Planning Commission determination of a variance from Zoning Ordinance Article IV, Section 17.1 (Minimum Buffer Yard Standards). Prior to approval of recordation for any section of the plat, the applicant shall submit a landscape plan to the Planning Department for review and approval in accordance with the criteria of Section 17.1.
2. Prior to approval for recordation, the applicant shall revise the conflict between the landscape buffer and the utility easement. No portion of any easement may be identified as a landscape buffer.
3. Prior to approval for recordation, the applicant shall update the final plat to include the width of each lot.
4. Prior to approval for recordation, the plat shall be revised to show the required 20' easement over a required storm pipe between Lots 75, 76, 181, 182, 193, and 201.
5. Prior to the issuance of residential building permits, all infrastructure within Phases 1 and 2 shall have been completed, inspected, and accepted, including the installation of the traffic signal required for the intersection of Kedron Road and Southern Springs Drive.
6. Final plat approval shall remain valid for a period of two (2) years, during which time all necessary signatures must be obtained and all sections of the plat recorded.
7. The final plat shall be recorded as approved and conditioned. Modifications to the final plat may require Planning Commission approval prior recordation.

Alderman Fitterer made a motion to approve **FPL 180-2016** with staff conditions. Motion seconded by Commissioner Koss. Motion passed 5/0. Commissioner Schoenbrodt stepped out.

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

Staff Conditions:

1. Neighborhood concept plan approval shall remain valid for a period of three (3) years, during which time a preliminary plat application shall be submitted in accordance with the approved plan and all associated conditions.

2. Modification to the neighborhood concept plan may require Planning Commission approval prior to submittal of a preliminary plat application.
3. At the time of preliminary plat application, the applicant shall be assessed a fee in-lieu of street improvements to Tom Lunn Road to include the cost of milling and overlay.
4. Right-of-way dedication along the property's frontage onto Tom Lunn Road shall reflect the minimum right-of-way requirements for a Collector street in the City's Major Thoroughfare Plan.
5. Prior to the submittal of a preliminary plat application, the applicant shall complete the park land dedication process. Should the Board of Mayor and Aldermen decide not to accept the proposed park land dedication, the Planning Commission may require construction of a pedestrian bridge and/or other facilities in accordance with the City's Bicycle and Greenway Plan.
6. Prior to the submittal of a preliminary plat application, the neighborhood concept plan shall be updated with a purpose note and to delineate the existing and Major Thoroughfare Plan rights-of-way from centerline
7. Sidewalks will be install on both local streets and collector streets.

Brent Smith, Ragan-Smith, Associates, stated he was in agreement will all conditions.

Alderman Duda made a motion to amend **NCP 190-2016** item #5 on the staff conditions to replace submittal with approval and add condition #7 the addition of sidewalks on both sides of the street. Motion seconded by Commissioner Hairston. Motion passed 5/1

Tom Wolf, City Engineer, commented that a lot of our subdivision do extruded curb, the client's details shows an integral curb and gutter section. Mr. Smith stated they were doing extruded and they would follow the sub regulation on that. Mr. Wolf also asked that Mr. Smith adjust the cross section detail. Mr. Smith agreed to that.

Alderman Duda made clear that the minimum requirement is extruded and that poured and placed is acceptable. Mr. Wolf stated that it is acceptable but most of the subdivision now are going in with the extruded.

Alderman Duda stated we are permitting a lesser standard. Mr. Wolf stated that the one thing he would like to see is that our cross section shows 11 foot of pavement and a 2 foot curb and gutter with basically gives you an 18 inch driving surface. The extruded curb is about 12 inches front to back.

What Mr. Wolf would like to see, if they use the extruded in lieu of the integral curb and gutter, to go with a 12 foot driving range so that you put your back of curb, you back yard extruded at the back of the curb and gutter section bring it out and then it would give it an extra 1 foot of pavement on either side.

Mr. Smith stated, so 12 foot driving range extruded curb face to face of 24 feet. On the entrance where it is 30 feet, can we still keep that at 30 feet face to face. Mr. Wolf stated he would like to see that expanded too. He would prefer to see it go an extra foot on each side.

Alderman Duda made a motion to amend **NCP 190-2016** with staff conditions adding condition 8, Cross section with curbs extruded and add a foot of asphalt pavement on either side of it. Motion seconded by Commissioner Hairston. Motion passed 6/0.

Commissioner Schoenbrodt made a motion to strike condition #7. Motion seconded by Alderman Fitterer. Motion failed 4/2.

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

Staff Conditions:

1. The applicant shall construct a public sidewalk no less than 8 feet wide along Main Street from the northern intersection of Spring Hill Circle to the southern intersection of Spring Hill Circle. Prior to the issuance of permits, the applicant shall revise the plat accordingly.
2. The applicant shall improve Main Street to include a dedicated left turn lane and dedicated right turn lane in accordance with the plans submitted.
3. No later than 60 days after the issuance of permits or prior submittal of a final plat application, the applicant shall pay a fee in-lieu of study, design, and installation of a traffic signal on Main Street in the amount of \$200,000.
4. The applicant shall be required to install all landscaping as shown on the plan, and the HOA shall be responsible for maintenance and replacement of required landscaping. No certificate of occupancy shall be approved for any lot until the associated landscaping is installed by the developer and inspected by the City.
5. The HOA shall be responsible for maintenance of all open space and detention areas.
6. Prior to the issuance of permits, all Public Works and Engineering comments shall be addressed.
7. Preliminary Plat approval shall remain valid for a period of two (2) years, during which time a final plat application shall be submitted for Planning Commission review and approval.
8. Modification to the preliminary plat may require Planning Commission approval prior to the submittal of a final plat application.

Alderman Duda made a motion to approve **PPL 191-2016** with staff conditions revising condition #2 adding to the statement, at final buildout of residential and commercial lots, the City of Spring Hill will conduct a traffic signal warrant study. Should it be found that a traffic signal is warranted, at that time the City of Spring Hill can use the funds in the escrow account to pay for the design and installation of a traffic signal. If it is determined that the traffic signal is not warranted, the fund will be returned to the developer. Motion seconded by Alderman Fitterer. Motion passed 6/0.

Alderman Duda made a motion to amend item #1 a public sidewalk will be 8 feet wide along the property frontage and tapering down to 5 feet wide offsite sidewalk to connect with Spring Hill Circle to the north and south. Motion seconded by Alderman Fitterer. Motion passed 6/0.

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

Staff Conditions:

1. *Design Review Commission determination of the building design.* Staff recommends approval, finding that the building design meets the minimum criteria of the Design Review Guidelines and promote the safe and orderly circulation for vehicles and pedestrians.
2. Prior to the issuance of permits, the landscape plan shall be updated to include a minimum of one (1), three-inch (3") caliper tree for every 35 feet of street frontage.
3. Prior to the issuance of permits, the applicant shall update the site plan to include all required information necessary to confirm compliance with the bicycle parking rack requirements.
4. Prior to the issuance of permits, the applicant shall submit a revised lighting plan.
5. Prior to the issuance of a certificate of occupancy for the proposed development, all Main Street improvements shall be completed, including a dedicated right-turn lane, dedicated left-turn lane, and an 8' sidewalk connection from the northern intersection of Spring Hill Circle and the southern intersection of Spring Hill Circle.

6. Prior to the issuance of a certificate of occupancy, the City shall have received all fees in-lieu of traffic signal study, design, and installation.
7. Prior to the issuance of a certificate of occupancy, the new street shall be constructed to the rear property line for the commercial lots. The street shall be completed, inspected, and certificates of satisfaction issued.
8. The site shall be constructed as approved and conditioned.
9. Access shall be limited to that shown on the new street.
10. Site Plan approval shall remain valid for a period of three (3) years, during which time all necessary permits shall be obtained.
11. Prior to issuance of a certificate of occupancy, the sidewalk construction along project boundary lines.

Alderman Duda made a motion to approve **STP 193-2016** with staff conditions amending 5 to remove the language an 8' sidewalk connection from the northern intersection of Spring Hill Circle and the southern intersection of Spring Hill Circle and adding condition 11. Motion seconded by Alderman Fitterer. Motion passed 5/0. Commissioner Hairston had to leave.

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

Staff Conditions:

1. Lot split approval shall remain valid for a period of three (3) years, during which time all signatures shall be obtained and the plat recorded.
2. Modification to the approved lot split may require Planning Commission approval prior to recordation.

Alderman Fitterer made a motion to approve **LSP195-2016** with staff conditions. Motion seconded by Alderman Duda. Motion passed 5/0.

Alderman Fitterer made a motion to amend **LSP195-2016** to include Lot 3B will not have direct access to Crossing Circle. Motion seconded by Alderman Duda. Motion passed 5/0.

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

Staff Conditions:

1. Design Review Commission determination of the building design. The proposal is not compliant with the material requirements of the City's Design Review Regulations, but the Design Review Commission has granted two previous variance requests for this site from the minimum requirements. Staff finds that the proposed building design is consistent with those previously approved.
2. The site plan shall be constructed as approved and conditioned.
3. Prior to the issuance of a certificate of occupancy, gravity sanitary sewer shall be installed, tested, and accepted by the City.
4. Site Plan approval shall remain valid for a period of three (3) years from the approval of STP 154-2016, during which time all permits shall be obtained.
5. Modification to the approved site plan may require Planning Commission approval.

Alderman Fitterer made a motion to approve **ADM 198-2016** with staff conditions. Motion seconded by Alderman Duda. Motion passed 5/0.

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

Alderman Fitterer made a motion to approve Resolution 16-61. Motion seconded by Commissioner Schoenbrodt.
Motion passed 5/0.

Other Business

Adjourn

Paul Downing, Chairman

Dara Sanders P.C. Secretary



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

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

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



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*

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 11th 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 11th 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

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

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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

199 TOWN CENTER PARKWAY

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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 Golfview Phase 6

Release the maintenance bond for Golfview Phase 6

SUBMITTED BY: Thomas S. Wolf, City Engineer

TSW

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 11th 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 11th day of July, 2016

Paul Downing, Chairman

Dara Sanders, Secretary



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: 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 Byson
City of Spring Hill Utility Inspector (signature)

Darrell Byson
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 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*

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 11th 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

199 TOWN CENTER PARKWAY

P.O. BOX 789

SPRING HILL, TN 37174

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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

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: 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*

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

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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 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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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

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.

Dannell Bryson
City of Spring Hill Utility Inspector (signature)

Dannell 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

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WILLIAMSON CO. (615)599-2614

FAX (931)486-0516



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

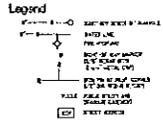
199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174

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

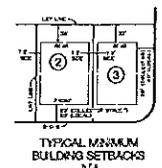
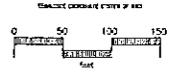
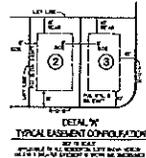
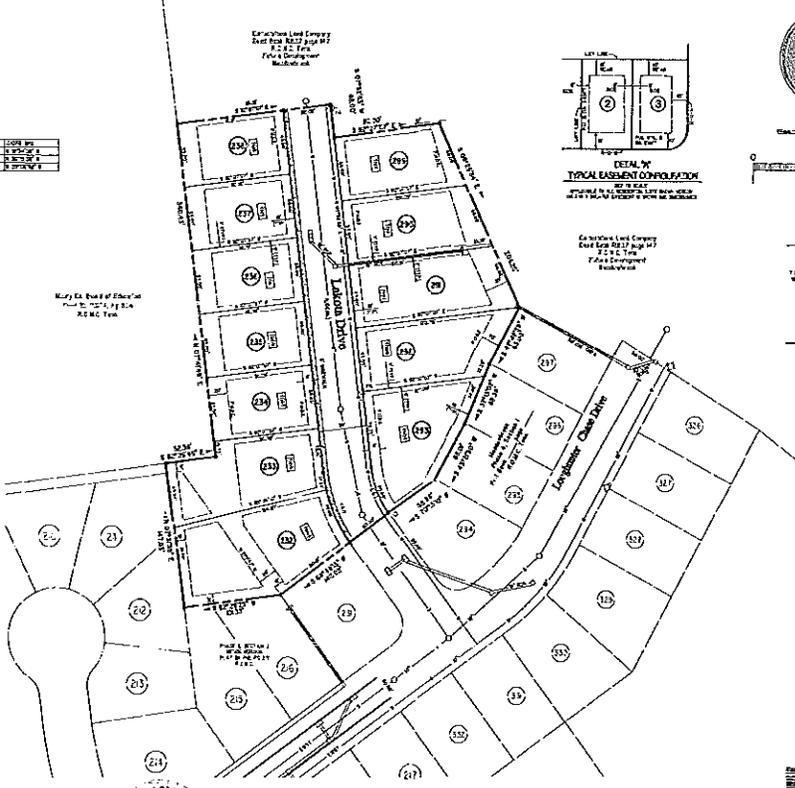


Curve Data

Curve No.	Station	Radius	Length	Chord	Offset
1	1+00.00	100.00	100.00	100.00	0.00
2	2+00.00	100.00	100.00	100.00	0.00
3	3+00.00	100.00	100.00	100.00	0.00
4	4+00.00	100.00	100.00	100.00	0.00
5	5+00.00	100.00	100.00	100.00	0.00



- NOTES**
1. SITE IS LOCATED ON PARCELS 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
 2. SEE REFERENCE TO MAP 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
 3. CONVEYANCE OF THE LAND COMPANY BY DEED TO THE PROPERTY IS SUBJECT TO THE RIGHTS RESERVED TO THE LAND COMPANY BY DEED TO THE PROPERTY.
 4. PLANNED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE CITY OF SPRING HILL PLANNING COMMISSION.
 5. PROPERTY IS SUBJECT TO ANY EASEMENTS OR RIGHTS RESERVED TO THE LAND COMPANY BY DEED TO THE PROPERTY.
 6. EASEMENTS ARE AS SHOWN ON THIS PLAN.
 7. AREA WITHIN PHASE FOUR IS 10.55 AC. AREA OF PHASE FOUR SECTION ONE IS 2.15 AC. AREA OF PHASE FOUR SECTION TWO IS 2.15 AC. REMAINS OF PHASE FOUR IS 27.85 AC.
 8. NUMBER OF LOTS PROPOSED IN THIS PHASE FOUR IS 100. NUMBER OF LOTS PROPOSED IN PHASE FOUR SECTION ONE IS 50. NUMBER OF LOTS PROPOSED IN PHASE FOUR SECTION TWO IS 50.
 9. EASEMENTS ARE AS SHOWN ON THIS PLAN.
 10. THE PROPERTY IS SUBJECT TO ANY EASEMENTS OR RIGHTS RESERVED TO THE LAND COMPANY BY DEED TO THE PROPERTY.
 11. ALL LOT LINES SHALL BE CORNERED AND MARKED BY THE HOMEOWNER ASSOCIATION.
 12. EASEMENTS SHALL BE MAINTAINED AND KEPT OPEN FOR THE USE OF THE ROAD THROUGHOUT THE LIFE OF THE DEVELOPMENT.
 13. THE EAST SIDE OF THE ROAD SHALL BE MAINTAINED AS SHOWN ON APPROVED WATER PLAN.
 14. ALL DISTURBED AREAS SHALL BE RESTORED BY THE HOMEOWNER ASSOCIATION.
 15. EASEMENTS SHALL BE MAINTAINED AND KEPT OPEN FOR THE USE OF THE ROAD THROUGHOUT THE LIFE OF THE DEVELOPMENT.
 16. THE PURPOSE OF THIS RECORD IS TO CREATE 100 SINGLE FAMILY RESIDENTIAL BUILDING LOTS.



Lot Data

Lot No.	Area (Ac)	Area (Sq Ft)
1	0.10	4356
2	0.10	4356
3	0.10	4356
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98	0.10	4356
99	0.10	4356
100	0.10	4356

PLAT NO. 13012396
 PAGE 1 OF 1
 2011

03/20/11 10:55 PM
 13012396
 PLAT NO. 13012396
 PAGE 1 OF 1

**Phase Four, Section Two
Meadowbrook**

CERTIFICATE OF CONVEYANCE AND DESIGNATION	CERTIFICATE OF ADOPTION OF WATER SYSTEM	CERTIFICATE OF ADOPTION OF UTILITY SYSTEM	CERTIFICATE OF SURVEY ACCURACY	CERTIFICATE OF THE MAP AND PLAT	CERTIFICATE OF ADOPTION OF ADJACENT AND SPUR EASEMENTS	CERTIFICATE OF APPROVAL FOR BLOCKS, ETC.	FINAL SUBDIVISION PLAT
<p>I, the undersigned, being a duly qualified and authorized officer of the State of Texas, do hereby certify that the above described property is being conveyed to the City of Spring Hill, Texas, for the purpose of creating 100 single family residential building lots.</p> <p>Witness my hand and the seal of my office this 10th day of March, 2011.</p> <p>_____ County Clerk</p>	<p>I, the undersigned, being a duly qualified and authorized officer of the State of Texas, do hereby certify that the above described property is being conveyed to the City of Spring Hill, Texas, for the purpose of creating 100 single family residential building lots.</p> <p>Witness my hand and the seal of my office this 10th day of March, 2011.</p> <p>_____ County Clerk</p>	<p>I, the undersigned, being a duly qualified and authorized officer of the State of Texas, do hereby certify that the above described property is being conveyed to the City of Spring Hill, Texas, for the purpose of creating 100 single family residential building lots.</p> <p>Witness my hand and the seal of my office this 10th day of March, 2011.</p> <p>_____ County Clerk</p>	<p>I, the undersigned, being a duly qualified and authorized officer of the State of Texas, do hereby certify that the above described property is being conveyed to the City of Spring Hill, Texas, for the purpose of creating 100 single family residential building lots.</p> <p>Witness my hand and the seal of my office this 10th day of March, 2011.</p> <p>_____ County Clerk</p>	<p>I, the undersigned, being a duly qualified and authorized officer of the State of Texas, do hereby certify that the above described property is being conveyed to the City of Spring Hill, Texas, for the purpose of creating 100 single family residential building lots.</p> <p>Witness my hand and the seal of my office this 10th day of March, 2011.</p> <p>_____ County Clerk</p>	<p>I, the undersigned, being a duly qualified and authorized officer of the State of Texas, do hereby certify that the above described property is being conveyed to the City of Spring Hill, Texas, for the purpose of creating 100 single family residential building lots.</p> <p>Witness my hand and the seal of my office this 10th day of March, 2011.</p> <p>_____ County Clerk</p>	<p>I, the undersigned, being a duly qualified and authorized officer of the State of Texas, do hereby certify that the above described property is being conveyed to the City of Spring Hill, Texas, for the purpose of creating 100 single family residential building lots.</p> <p>Witness my hand and the seal of my office this 10th day of March, 2011.</p> <p>_____ County Clerk</p>	<p>FINAL SUBDIVISION PLAT</p> <p>CITY OF SPRING HILL PLANNING COMMISSION</p> <p>TOTAL ACRES: 100.00 TOTAL LOTS: 100</p> <p>ADJACENT AND SPUR EASEMENTS: 0.00</p> <p>CHANDLER ENGINEERING COMPANY, INC. ENGINEER</p> <p>SCALE: 1" = 50'</p>



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 11th 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.

Paul Downing, Chairman

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.

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 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

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: Release the maintenance letter of credit for Brixworth Phase 2

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

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 11th 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

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

Plat/53A

REVISIONS
 DATE
 BY
 REASON
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BRIXWORTH SUBDIVISION

PHASE 2, SECTION 1 FINAL PLAT

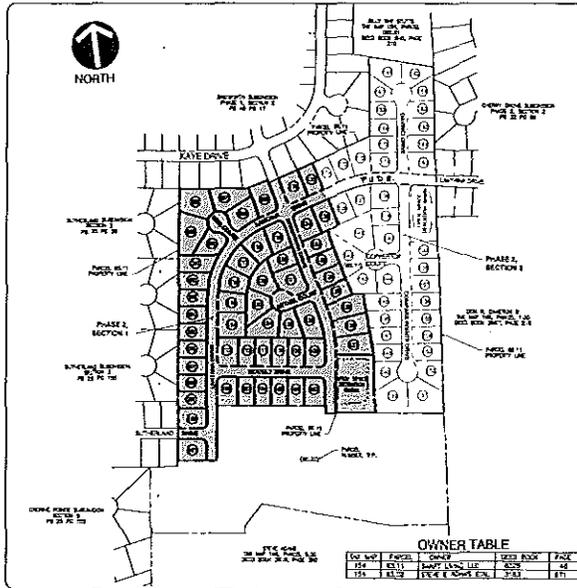
CITY OF SPRING HILL

WILLIAMSON COUNTY, TENNESSEE

TAX MAP 154, PARCEL 65.11



LOT NO.	LOT ADDRESS	LOT NO.	LOT ADDRESS
1	101 BRIXWORTH DR	101	101 BRIXWORTH DR
2	102 BRIXWORTH DR	102	102 BRIXWORTH DR
3	103 BRIXWORTH DR	103	103 BRIXWORTH DR
4	104 BRIXWORTH DR	104	104 BRIXWORTH DR
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99	199 BRIXWORTH DR	199	199 BRIXWORTH DR
100	200 BRIXWORTH DR	200	200 BRIXWORTH DR



OWNER TABLE

LOT NO.	OWNER	DEED BOOK	PAGE
1-10	SMART LIVING, LLC	2015	171
11-20	SMART LIVING, LLC	2015	172
21-30	SMART LIVING, LLC	2015	173
31-40	SMART LIVING, LLC	2015	174
41-50	SMART LIVING, LLC	2015	175
51-60	SMART LIVING, LLC	2015	176
61-70	SMART LIVING, LLC	2015	177
71-80	SMART LIVING, LLC	2015	178
81-90	SMART LIVING, LLC	2015	179
91-100	SMART LIVING, LLC	2015	180

- PROJECT NOTES**
- ALL ERECTION LOCATIONS WITH THIS DEVELOPMENT SHALL BE PUBLIC AND MAINTAINED BY THE CITY OF SPRING HILL.
 - ALL UTILITIES FOR THIS DEVELOPMENT ARE TO BE PROVIDED BY THE CITY OF SPRING HILL. PUBLIC UTILITIES.
 - ALL UTILITIES SHALL BE PROVIDED BY THE CITY OF SPRING HILL. PUBLIC UTILITIES.
 - EXISTING UTILITIES AND ERECTION SHALL BE PROVIDED BY THE CITY OF SPRING HILL. PUBLIC UTILITIES.
 - ELECTRIC SERVICE TO BE PROVIDED BY MOBILE TELEPHONE ELECTRIC UTILITIES COMPANY.
 - ALL SERVICE TO BE PROVIDED BY MOBILE TELEPHONE ELECTRIC UTILITIES COMPANY.
 - PHONE AND CABLE SERVICE TO BE PROVIDED BY FIBER NETWORK COMPANY.
 - THE HOMEOWNER'S ASSOCIATION IS HEREBY ADVISED THAT THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREAS AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREAS AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREAS.
 - MOBILE TELEPHONE ELECTRIC UTILITIES COMPANY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREAS AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREAS AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREAS.

FINAL SUBDIVISION PLAT
 WILLIAMSON COUNTY, TENNESSEE

DEVELOPER: SMART LIVING, LLC

ENGINEER: [Signature]

DATE: 2/23/2015

LOT AREA TABLE

LOT NO.	AREA (SQ. FT.)	AREA (SQ. YD.)
1	10,000	111.11
2	10,000	111.11
3	10,000	111.11
4	10,000	111.11
5	10,000	111.11
6	10,000	111.11
7	10,000	111.11
8	10,000	111.11
9	10,000	111.11
10	10,000	111.11
11	10,000	111.11
12	10,000	111.11
13	10,000	111.11
14	10,000	111.11
15	10,000	111.11
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89	10,000	111.11
90	10,000	111.11
91	10,000	111.11
92	10,000	111.11
93	10,000	111.11
94	10,000	111.11
95	10,000	111.11
96	10,000	111.11
97	10,000	111.11
98	10,000	111.11
99	10,000	111.11
100	10,000	111.11

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

PHASE 2, SECTION 1
 FINAL PLAT

1



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

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 11th 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 11th 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 37274
 Phone: 931-486-2232 Ext. 201
 Fax: 931-486-5336

Application for Surety

Property Information	Project Name: <u>Autumn Ridge</u>	Section: _____
	Phase: <u>6</u>	Number of Lots Remaining: <u>11</u>
Financial Information	Number of Lots Approved: <u>11</u>	Number of Lots Remaining: <u>11</u>
	Surety Type: _____ Maintenance _____ Performance _____ Restoration	
	Posted With: <input checked="" type="checkbox"/> Letter of Credit _____ Performance Bond	
	_____ 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>	Surety#: _____
	Contact Person: <u>JOE STOCKER</u>	Email: <u>JOE.STOCKER@BXS.COM</u>
	Address: <u>5217 MARYLAND WAY Ste 403</u>	
	City, State, Zip: <u>Brentwood 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>	Fax Number: <u>()</u>

Action Request

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

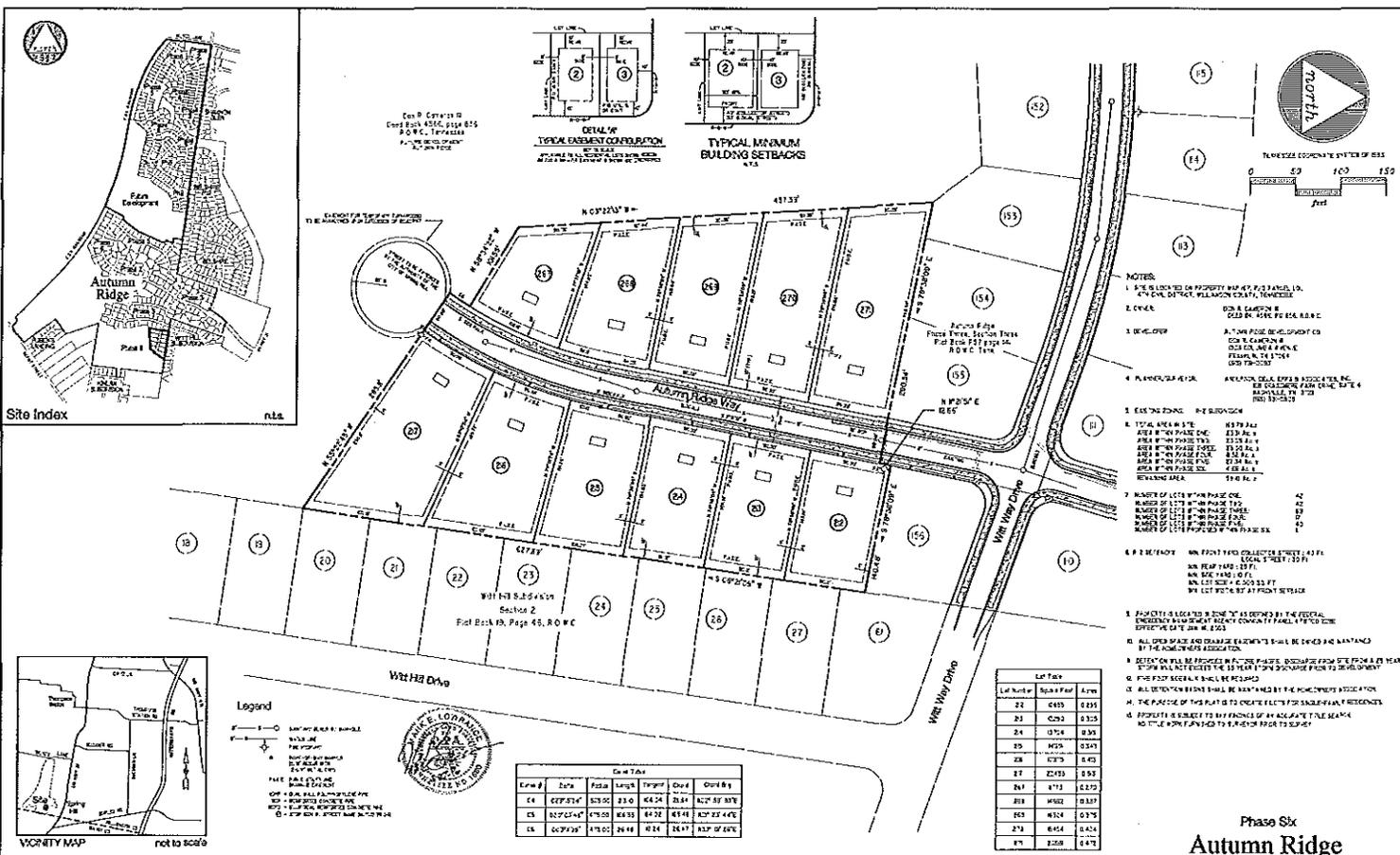
- Establish New Surety
- Request Final Inspection and Release of Surety
- Request Reduction of Surety Amount
- Request extension of surety for (1) year
 (Please provide proof of difficulty below)

Explanation for Proof of Difficulty:

To Establish a New Surety, PH 6

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

 City Staff Signature Date



- NOTES:**
1. THIS IS A DEVELOPMENT PROJECT UNDER THE JURISDICTION OF THE CITY OF MEMPHIS, TENNESSEE.
 2. OWNER: DON A. GARDNER & SONS, INC. 2225 N. WETHER DRIVE, MEMPHIS, TN 38112
 3. DEVELOPER: DON A. GARDNER & SONS, INC. 2225 N. WETHER DRIVE, MEMPHIS, TN 38112
 4. PLANNING & DESIGN: ANNEKON CONSULTING ASSOCIATES, INC. 100 COLLETT PARK DRIVE, SUITE 400, MEMPHIS, TN 38112
 5. EXISTING ZONING: R-10 (RESIDENTIAL SINGLE-FAMILY)
 6. TOTAL AREA: 17.1 ACRES. TOTAL AREA OF THIS PHASE ONE: 12.15 ACRES. AREA OF THIS PHASE TWO: 2.55 ACRES. AREA OF THIS PHASE THREE: 2.40 ACRES. AREA OF THIS PHASE FOUR: 0.00 ACRES. AREA OF THIS PHASE FIVE: 0.00 ACRES. TOTAL AREA OF THIS PHASE SIX: 0.00 ACRES.
 7. NUMBER OF LOTS WITH PHASE ONE: 42. NUMBER OF LOTS WITH PHASE TWO: 42. NUMBER OF LOTS WITH PHASE THREE: 42. NUMBER OF LOTS WITH PHASE FOUR: 0. NUMBER OF LOTS WITH PHASE FIVE: 0.
 8. # OF 1/2 ACRES: MIN FRONT YARD COLLECTOR STREET: 43 FT. MIN REAR YARD: 10 FT. MIN SIDE YARD: 0 FT. MIN LOT WIDTH: 40.00 X 55.00 FT. MIN LOT WIDTH AT FRONT SETBACK: 30 FT.
 9. PROJECT IS LOCATED IN ZONE "A" AS DESIGNATED BY THE FEDERAL ENGINEERING AND SURVEYING BOARD OF THE STATE OF TENNESSEE.
 10. ALL OPEN SPACE AND DRAINAGE ELEMENTS SHALL BE DESIGNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.
 11. DESIGN SHALL BE PROVIDED IN A FINAL PLAT, DEVELOPMENT FROM THE POWER OF RECORD WILL NOT EXCEED THE 10 YEAR 10% DISCOUNT RATE FOR DEVELOPMENT.
 12. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE HOMEOWNER ASSOCIATION.
 13. THE PLANNING OF THIS PLAT IS TO CREATE A COMMUNITY WITH RESIDENTS.
 14. PROPERTY IS SUBJECT TO THE FRANCHISE OF AN ASSOCIATE FUTURE HOMEOWNERS ASSOCIATION TO BE FORMED BY THE DEVELOPER TO SERVE THE PROJECT.

Lot No.	Area (Ac.)	Area (Sq. Ft.)
18	0.15	10,433
19	0.15	10,433
20	0.15	10,433
21	0.15	10,433
22	0.15	10,433
23	0.15	10,433
24	0.15	10,433
25	0.15	10,433
26	0.15	10,433
27	0.15	10,433

Lot No.	Area (Ac.)	Area (Sq. Ft.)
18	0.15	10,433
19	0.15	10,433
20	0.15	10,433
21	0.15	10,433
22	0.15	10,433
23	0.15	10,433
24	0.15	10,433
25	0.15	10,433
26	0.15	10,433
27	0.15	10,433

**Phase Six
Autumn Ridge**

<p>CERTIFICATE OF OWNERSHIP AND DECLARATION</p> <p>I, the undersigned, being the owner of the above described property, do hereby certify that the same is being offered for sale to the public in accordance with the provisions of the Public Bid Law of the State of Tennessee, and that the same is being offered for sale to the public in accordance with the provisions of the Public Bid Law of the State of Tennessee, and that the same is being offered for sale to the public in accordance with the provisions of the Public Bid Law of the State of Tennessee.</p> <p>Date: _____</p> <p>Don A. Gardner & Sons, Inc.</p>	<p>CERTIFICATE OF APPROVAL OF CITY ENGINEER</p> <p>I hereby certify that the above described property is being offered for sale to the public in accordance with the provisions of the Public Bid Law of the State of Tennessee, and that the same is being offered for sale to the public in accordance with the provisions of the Public Bid Law of the State of Tennessee, and that the same is being offered for sale to the public in accordance with the provisions of the Public Bid Law of the State of Tennessee.</p> <p>Date: _____</p> <p>City Engineer</p>	<p>CERTIFICATE OF APPROVAL OF PUBLIC SERVICE</p> <p>I hereby certify that the above described property is being offered for sale to the public in accordance with the provisions of the Public Bid Law of the State of Tennessee, and that the same is being offered for sale to the public in accordance with the provisions of the Public Bid Law of the State of Tennessee, and that the same is being offered for sale to the public in accordance with the provisions of the Public Bid Law of the State of Tennessee.</p> <p>Date: _____</p> <p>Public Service</p>	<p>CERTIFICATE OF BINDER ACCURACY</p> <p>I hereby certify that the above described property is being offered for sale to the public in accordance with the provisions of the Public Bid Law of the State of Tennessee, and that the same is being offered for sale to the public in accordance with the provisions of the Public Bid Law of the State of Tennessee, and that the same is being offered for sale to the public in accordance with the provisions of the Public Bid Law of the State of Tennessee.</p> <p>Date: _____</p> <p>Binder Accuracy</p>	<p>CERTIFICATE OF APPROVAL OF PUBLIC WORKS OR ROAD DISTRICT</p> <p>I hereby certify that the above described property is being offered for sale to the public in accordance with the provisions of the Public Bid Law of the State of Tennessee, and that the same is being offered for sale to the public in accordance with the provisions of the Public Bid Law of the State of Tennessee, and that the same is being offered for sale to the public in accordance with the provisions of the Public Bid Law of the State of Tennessee.</p> <p>Date: _____</p> <p>Public Works or Road District</p>	<p>CERTIFICATE OF APPROVAL OF ADDRESS AND STREET NAMES</p> <p>I hereby certify that the above described property is being offered for sale to the public in accordance with the provisions of the Public Bid Law of the State of Tennessee, and that the same is being offered for sale to the public in accordance with the provisions of the Public Bid Law of the State of Tennessee, and that the same is being offered for sale to the public in accordance with the provisions of the Public Bid Law of the State of Tennessee.</p> <p>Date: _____</p> <p>Address and Street Names</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDS</p> <p>I hereby certify that the above described property is being offered for sale to the public in accordance with the provisions of the Public Bid Law of the State of Tennessee, and that the same is being offered for sale to the public in accordance with the provisions of the Public Bid Law of the State of Tennessee, and that the same is being offered for sale to the public in accordance with the provisions of the Public Bid Law of the State of Tennessee.</p> <p>Date: _____</p> <p>Records</p>	<p>FINAL SUBDIVISION PLAT</p> <p>CITY OF MEMPHIS, TENNESSEE</p> <p>TOTAL ACRES: 17.15 TOTAL LOTS: 126</p> <p>ACRES IN THIS PHASE: 12.15 ACRES OF THIS PHASE: 126</p> <p>CITY ENGINEER: DON A. GARDNER & SONS, INC. DATE: 3/17/14</p> <p>SCALE: 1" = 50'</p>
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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 11th 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_____

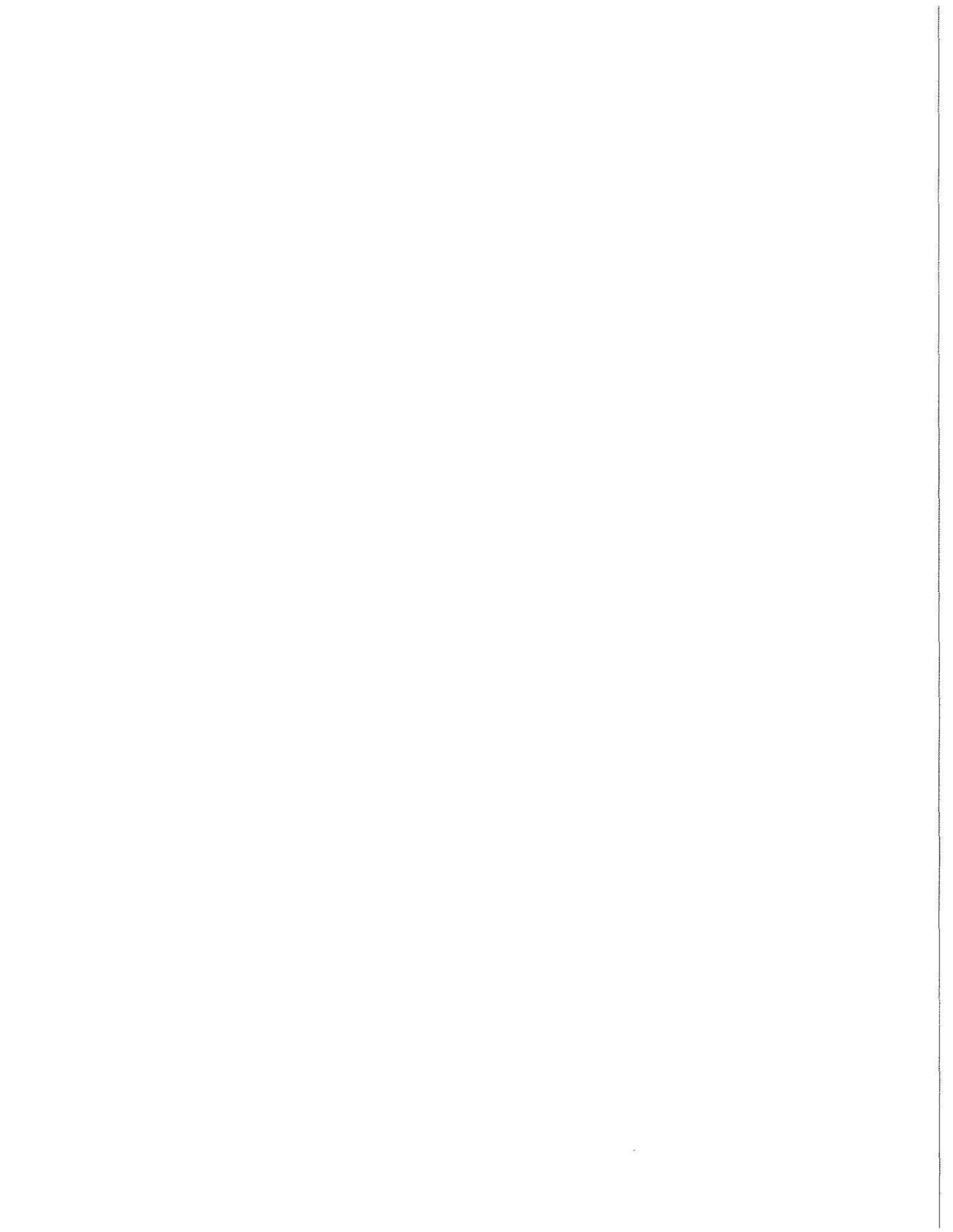
Curbing ___\$ 3,336_____

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 11th 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

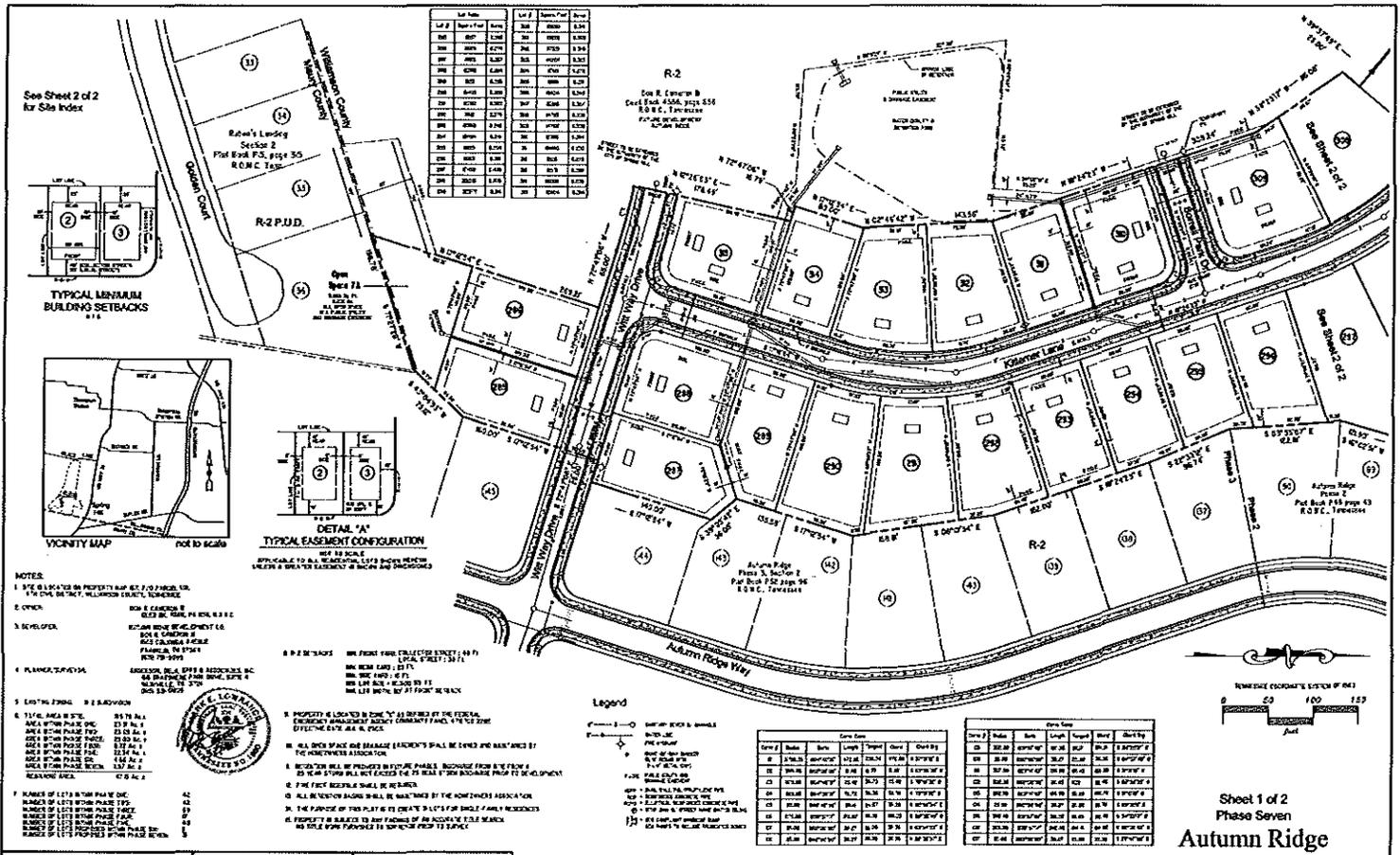
I (WE) REQUEST THAT THE FOLLOWING ACTION BE TAKEN:

- 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, III 6/1/14
Applicant Signature / Date



NOTES:

- SEE SHEET 2 OF 2 FOR SITE INDEX
- SEE SHEET 1 OF 2 FOR TYPICAL EASEMENT CONFIGURATION
- SEE SHEET 1 OF 2 FOR TYPICAL MINIMUM BUILDING SETBACKS
- SEE SHEET 1 OF 2 FOR VIGNETTE MAP
- SEE SHEET 1 OF 2 FOR DETAIL 'A'
- SEE SHEET 1 OF 2 FOR LEGEND
- SEE SHEET 1 OF 2 FOR TABLES
- SEE SHEET 1 OF 2 FOR CERTIFICATES

LEGEND:

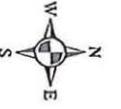
- Lot Lines
- Proposed Streets
- Easements
- Utilities
- Other

TABLES:

Lot #	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	10,000	10,000	10,000	10,000
2	10,000	10,000	10,000	10,000
3	10,000	10,000	10,000	10,000
4	10,000	10,000	10,000	10,000
5	10,000	10,000	10,000	10,000
6	10,000	10,000	10,000	10,000
7	10,000	10,000	10,000	10,000
8	10,000	10,000	10,000	10,000
9	10,000	10,000	10,000	10,000
10	10,000	10,000	10,000	10,000
11	10,000	10,000	10,000	10,000
12	10,000	10,000	10,000	10,000
13	10,000	10,000	10,000	10,000
14	10,000	10,000	10,000	10,000
15	10,000	10,000	10,000	10,000
16	10,000	10,000	10,000	10,000
17	10,000	10,000	10,000	10,000
18	10,000	10,000	10,000	10,000
19	10,000	10,000	10,000	10,000
20	10,000	10,000	10,000	10,000
21	10,000	10,000	10,000	10,000
22	10,000	10,000	10,000	10,000
23	10,000	10,000	10,000	10,000
24	10,000	10,000	10,000	10,000
25	10,000	10,000	10,000	10,000
26	10,000	10,000	10,000	10,000
27	10,000	10,000	10,000	10,000
28	10,000	10,000	10,000	10,000
29	10,000	10,000	10,000	10,000
30	10,000	10,000	10,000	10,000
31	10,000	10,000	10,000	10,000
32	10,000	10,000	10,000	10,000
33	10,000	10,000	10,000	10,000
34	10,000	10,000	10,000	10,000
35	10,000	10,000	10,000	10,000
36	10,000	10,000	10,000	10,000
37	10,000	10,000	10,000	10,000
38	10,000	10,000	10,000	10,000
39	10,000	10,000	10,000	10,000
40	10,000	10,000	10,000	10,000
41	10,000	10,000	10,000	10,000
42	10,000	10,000	10,000	10,000
43	10,000	10,000	10,000	10,000
44	10,000	10,000	10,000	10,000
45	10,000	10,000	10,000	10,000
46	10,000	10,000	10,000	10,000
47	10,000	10,000	10,000	10,000
48	10,000	10,000	10,000	10,000
49	10,000	10,000	10,000	10,000
50	10,000	10,000	10,000	10,000
51	10,000	10,000	10,000	10,000
52	10,000	10,000	10,000	10,000
53	10,000	10,000	10,000	10,000
54	10,000	10,000	10,000	10,000
55	10,000	10,000	10,000	10,000
56	10,000	10,000	10,000	10,000
57	10,000	10,000	10,000	10,000
58	10,000	10,000	10,000	10,000
59	10,000	10,000	10,000	10,000
60	10,000	10,000	10,000	10,000

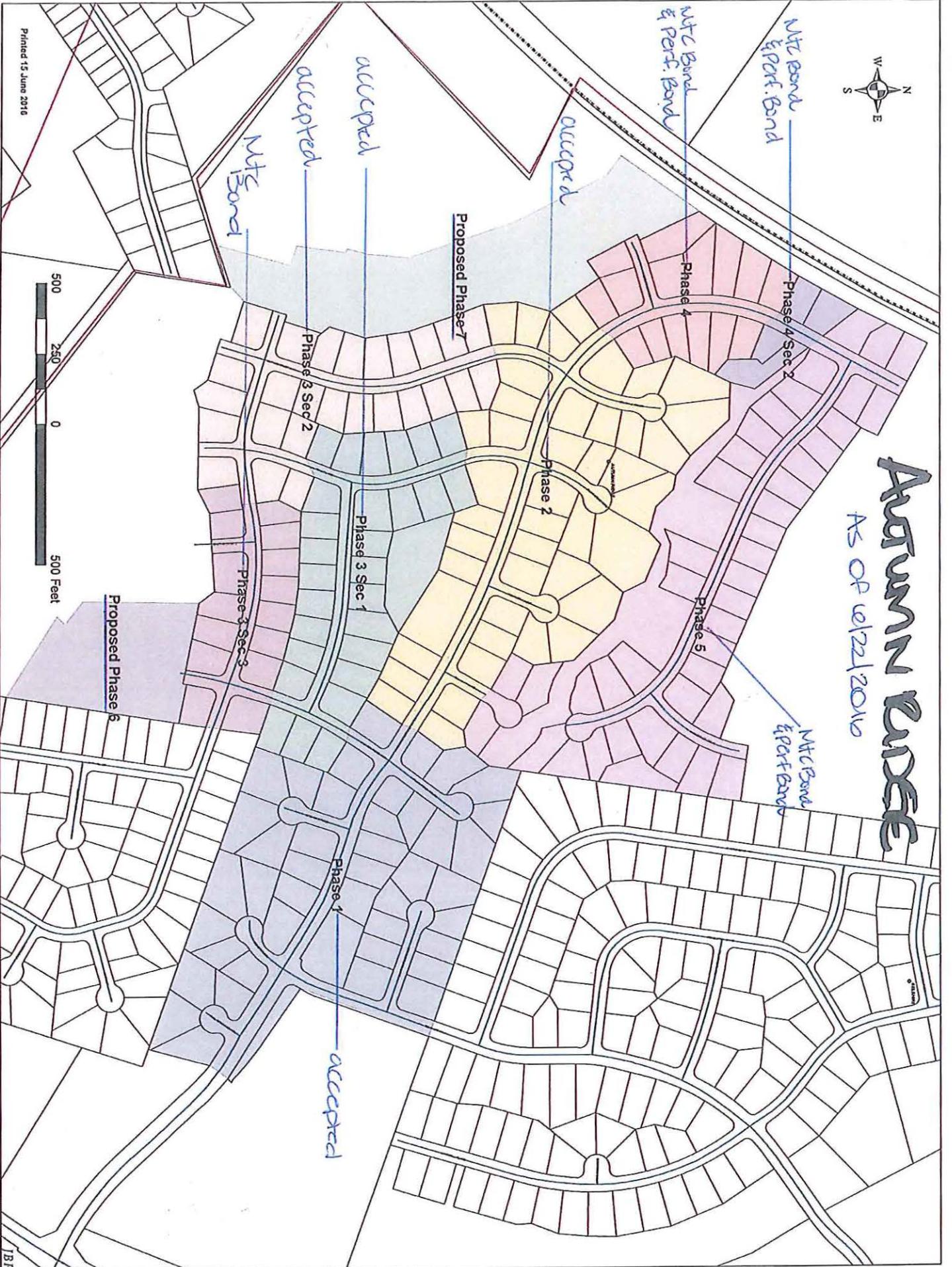
Sheet 1 of 2
Phase Seven
Autumn Ridge

CERTIFICATE OF CONVEYANCE AND DETAIL	CERTIFICATE OF APPROVAL OF PUBLIC UTILITIES	CERTIFICATE OF APPROVAL OF PUBLIC SAFETY	CERTIFICATE OF SURVEY ACCURACY	CERTIFICATE OF THE APPLICANT'S PUBLIC UTILITIES	CERTIFICATE OF APPROVAL FOR RECORDS	FINAL SUBDIVISION PLAT
1. I, the undersigned, being duly sworn, depose and say that the above described property is the property of the City of Spring Hill, Tennessee, and that the same is being conveyed to the City of Spring Hill, Tennessee, for the purpose of being used as a public utility.	1. I, the undersigned, being duly sworn, depose and say that the above described property is the property of the City of Spring Hill, Tennessee, and that the same is being conveyed to the City of Spring Hill, Tennessee, for the purpose of being used as a public utility.	1. I, the undersigned, being duly sworn, depose and say that the above described property is the property of the City of Spring Hill, Tennessee, and that the same is being conveyed to the City of Spring Hill, Tennessee, for the purpose of being used as a public utility.	1. I, the undersigned, being duly sworn, depose and say that the above described property is the property of the City of Spring Hill, Tennessee, and that the same is being conveyed to the City of Spring Hill, Tennessee, for the purpose of being used as a public utility.	1. I, the undersigned, being duly sworn, depose and say that the above described property is the property of the City of Spring Hill, Tennessee, and that the same is being conveyed to the City of Spring Hill, Tennessee, for the purpose of being used as a public utility.	1. I, the undersigned, being duly sworn, depose and say that the above described property is the property of the City of Spring Hill, Tennessee, and that the same is being conveyed to the City of Spring Hill, Tennessee, for the purpose of being used as a public utility.	TOTAL ACRES: 357.0 ACRES BOUNDARY: 1.078 ACRES OPEN SPACE: 287.0 SURVEYOR: JAMES H. BROWN & SONS DATE: 12/15/2011 SCALE: 1" = 50'



AUTUMN RIDGE

AS OF 06/22/2010



Printed 15 June 2010

Spring Hill Planning Commission



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: July 11, 2016
SUBJECT: FPL 202-2016 (Meadowbrook Phase 4, Section 6A)

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.

Recommendation: Staff recommends approval of FPL 202-2016, subject to the following conditions of approval:

1. Chimalis Drive shall be constructed with a minimum pavement width of 26 feet, in accordance with the City's subdivision regulations.
2. Final Plat approval shall remain valid for a period of two (2) years, during which time all signatures shall be obtained and the plat recorded.
3. Modification to the plat may require Planning Commission approval prior to recordation.

Spring Hill Planning Commission



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: July 11, 2016
SUBJECT: FPL 204-2016 (Autumn Ridge Phase 6)

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.

Recommendation: Staff recommends approval of FPL 204-2016, subject to the following conditions of approval:

1. Final Plat approval shall remain valid for a period of two (2) years, during which time the applicant shall obtain all signatures and record the plat.
2. Modification to the plat may require Planning Commission approval prior to recordation.

Spring Hill Planning Commission



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: July 11, 2016
SUBJECT: FPL 205-2016 (Autumn Ridge Phase 7)

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.

Recommendation: Staff recommends approval of FPL 205-2016, subject to the following conditions of approval:

1. Final Plat approval shall remain valid for a period of two (2) years, during which time the applicant shall obtain all signatures and record the plat.
2. Modification to the plat may require Planning Commission approval prior to recordation.

Spring Hill Planning Commission



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: July 11, 2016
SUBJECT: STP 206-2016 (2105 Wall Street)

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). The applicant proposes to dedicate the required right-of-way for Commonwealth and to construct sidewalk along the property's frontage on Commonwealth and Wall Street. In addition to the sidewalk construction within the public right-of-way, the applicant also proposes a dedicated pedestrian connection between the subject property and the residential development to the east.

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 stub out to the south for future connectivity. Staff has included a recommended condition of approval requiring a public access easement to be dedicated from the driveway onto Wall Street to south property line.

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 and glass.

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 meets the minimum requirements of the City's zoning ordinance.

Engineering Comments:

1. Provide a catalog cut for the proposed guard rail for review and approval.
2. Label the height of the guard rail on Detail 3-C3.
3. Identify and label the proposed finish and color for the face of the concrete retaining wall in Details 1-3C and 4-C3.

Recommendation: Staff recommends approval of STP 206-2016, subject to the following conditions of approval:

1. Design Review Commission determination of building and site design. Staff finds that the proposed development is compliant with the intent and requirements of the Design Review Guidelines and recommends approval.
2. Prior to the issuance of permits, the applicant shall dedicate public access easements for the sidewalk connection to the east and for the extent of the driveway from Wall Street to the stub out to the south.
3. Site plan approval shall remain valid for a period of three (3) years, during which time the owner/developer shall be required to obtain and maintain all necessary permits for construction.
4. Modification to the approved site plan may require Planning Commission approval prior.

Spring Hill Planning Commission



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: July 11, 2015
SUBJECT: PPL 207-2016 (Autumn Ridge, Phase 8)

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.

Bulk and area requirements: Based on staff' review, the request is compliant with the bulk and area requirements of the underlying R-2 zoning district.

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.

Recommendation: Staff recommends approval of PPL 207-2016, subject to the following conditions of approval:

1. The site shall be developed as proposed and approved.
2. Preliminary Plat approval shall remain valid for a period of three (3) years, during which time the applicant shall obtain Planning Commission approval of a final plat application.
3. Modification to the plat may require Planning Commission approval prior to submittal of a final plat application.

Spring Hill Planning Commission



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

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.

Recommendation: Staff recommends approval of PPL 210-2016, subject to the following conditions of approval:

1. The site shall be developed as proposed and approved.
2. Open space lots 11-A and 11-C shall be dedicated as public access easements for the purpose of a future trail. The owner/developer shall not be required to construct or contribute to the construction of any future trail in this location.
3. Preliminary Plat approval shall remain valid for a period of three (3) years, during which time the applicant shall obtain Planning Commission approval of a final plat application.
4. Modification to the plat may require Planning Commission approval prior to submittal of a final plat application.

Spring Hill Planning Commission



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: July 11, 2016
SUBJECT: PPL 209-2016 (Arbors at Autumn Ridge, Phase 12)

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.

Recommendation: Staff recommends approval of PPL 209-2016, subject to the following conditions of approval:

1. The site shall be developed as proposed and approved.
2. Preliminary Plat approval shall remain valid for a period of three (3) years, during which time the applicant shall obtain Planning Commission approval of a final plat application.
3. Modification to the plat may require Planning Commission approval prior to submittal of a final plat application.

Spring Hill Planning Commission



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: July 11, 2015
SUBJECT: PPL 208-2016 (Arbors at Autumn Ridge, Phase 13)

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.

Recommendation: Staff recommends approval of PPL 208-2016, subject to the following conditions of approval:

1. The site shall be developed as proposed and approved.
2. Pursuant to Section 3.11 of Article X (Provisions Governing Planned Unit Developments), platting of these lots will contribute to the 50% threshold for constructing required amenities shown in Phase 15 of the Arbors at Autumn Ridge.
3. Preliminary Plat approval shall remain valid for a period of three (3) years, during which time the applicant shall obtain Planning Commission approval of a final plat application.
4. Modification to the plat may require Planning Commission approval prior to submittal of a final plat application.

Spring Hill Planning Commission



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: July 11, 2016
SUBJECT: PUD 199-2016 (Harvest Point)

PUD 199-2016: Submitted by Little John for property located Beechcroft and Cleburne Rd. The property is zoned AG, Agriculture, and R-2, Medium Density and contains approximately 473.13 acres. The applicant requests a Master Development Plan for 964 single family residential lots and 232 multi-family units for The Villages at Harvest Point.

Property description and history: This undeveloped property is located southwest of the intersection of Beechcroft Road and Cleburne Road with frontage onto both streets. The surrounding properties include Spring Hill Middle School, undeveloped industrially zoned property, and primarily low- to medium-density residential.

The property is regulated by two different zoning districts – AG, Agricultural (51 acres), and R-2, Medium Density (421 acres). Staff has included the zoning descriptions for these designations in the packet.

Carters Creek and Walden Branch traverse along the western boundary and center of the property, respectively. As indicated in the "Pattern Book" submitted by the applicant, there are significantly steep slopes throughout the property, and there is an existing cemetery at the eastern portion of the property.

Request: The applicant requests rezoning approval for a Planned Unit Development to include 964 single-family residential lots, 232 multi-family dwelling units, live/work units, and associated open space and amenities. The proposed density is approximately 3.76 dwelling units per acre.

June 13th 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.

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 traditional neighborhood design that promotes walkability, connectivity, housing choice, public open space, and local opportunities for goods and services throughout our City.

With the current and anticipated future rapid job growth in the surrounding area, staff finds that neighborhood development in this area would work to achieve traditional neighborhood design close to local job and economic growth.

The City's Goal "We will create a balanced transportation network" aims to achieve efficient, multi-modal transportation options that increase mobility and access to jobs and services, reduce travel times and congestion, and are fiscally sustainable.

Based on the proposal, staff finds that the project will result in needed improvements to existing streets in the surrounding area and will work toward achieving a complete and connected transportation network in a currently disconnected area.

The City's Goal "We will promote a variety of quality housing options" aims at making it possible for all who work in the community to live in the community. This goal recommends promoting housing diversity in new development areas by planning for a variety of housing types, styles, and price points as development occurs in greenfield areas.

Staff finds that the proposal works directly in concert with this goal. The proposal is to create a new neighborhood, not just a new development, that will provide a needed diversity of homes for our growing community so that current families and new families can choose to live in a place that meets their specific needs.

Discussion: Based on staff's review, the proposed property could be developed for a similar number of dwelling units under the current zoning designations of AG and R-2, though staff has not evaluated the impact of the cemetery, stream and associated buffer, or the floodplain that encumbers the property.

The application of a Planned Unit Development (PUD) for this property benefits the property owner in mitigating the impact of these encumbrances and promotes a mixture of housing types to create neighborhood that meets the needs of all stages of life. The PUD also benefits the Planning Commission and Board of Mayor and Aldermen greater flexibility to negotiate features that will increase compatibility with the surrounding area and amenities above those required by the base zoning, such as trails, preservation of natural and sensitive features of the lane, and other community amenities.

This project embodies the majority of the key recommendations and considerations of Spring Hill Rising 2040 and is consistent with the City's planning policies and principles. It represents a quality traditional neighborhood design, will offer quality housing options in an area of job and industry growth, will result in needed improvements to streets in the surrounding area, and will work toward achieving a complete and connected transportation network in a currently disconnected area.

Recommendation: Based on the findings herein, staff recommends forwarding PUD 199-2016 to the Board of Mayor and Aldermen with a recommendation for approval, subject to the following conditions of approval:

1. In addition to the street improvements internal to the project boundary, Beechcroft Road and Cleburne Road shall be improved in accordance with the recommendations of the traffic impact study as follows –
 - A. Intersection of Beechcroft Road and Cleburne Road – to be completed by 20% buildout

- 1) A westbound left turn lane with 100 feet of storage on Beechcroft Road.
- 2) An eastbound right turn lane with 125 feet of storage on Beechcroft Road.
- 3) A northbound left turn lane with 100 feet of storage on Cleburne Road
- 4) A northbound right turn lane with 250 of storage on Cleburne Road.

Each of these turn lanes should be 11 feet wide and should be designed and constructed according to AASHTO standards. Also, both of the northbound turn lanes should intersect Beechcroft Road at a 90 degree angle and be controlled by a stop sign.

B. Intersection of Beechcroft Road and Cleburne Road – to be completed by 70% buildout

A traffic signal should be installed at the intersection of Beechcroft Road and Cleburne Road. This traffic signal should be designed and constructed to include a protected-plus-permitted signal phase for westbound motorists and a right turn overlap signal phase for northbound motorists.

C. Intersection of Beechcroft Road and the Project Access –

- 1) A westbound left turn lane with 100 feet of storage on Beechcroft Road.
- 2) An eastbound right turn lane with 125 feet of storage on Beechcroft Road.
- 3) A northbound left turn lane with 50 feet of storage on the project access.
- 4) A northbound right turn lane with 100 of storage on the project access.

Each of these turn lanes should be 11 feet wide and should be designed and constructed according to AASHTO standards.

D. Intersection of Cleburne Road and the Northern Project Access

- 1) A northbound left turn lane with 75 feet of storage on Cleburne Road.
- 2) A southbound right turn lane with 125 feet of storage on Cleburne Road.
- 3) An eastbound left turn lane with 100 feet of storage on the project access.
- 4) An eastbound right turn lane with 50 of storage on the project access.

Each of these turn lanes should be 11 feet wide and should be designed and constructed according to AASHTO standards.

E. Intersection of Cleburne Road and the Southern Project Access

- 1) A southbound right turn lane with 125 feet of storage on Cleburne Road.
- 2) An eastbound left turn lane with 100 feet of storage on the project access.
- 3) An eastbound right turn lane with 50 of storage on the project access.

Each of these turn lanes should be 11 feet wide and should be designed and constructed according to AASHTO standards.

F. Off-site improvements to Beechcroft Road, in accordance with the traffic impact study, shall be evaluated at 50% buildout of the project.

G. Off-site improvements to Cleburne Road, in accordance with the traffic impact study, shall be evaluated at 50% buildout of the project.

2. All requirements outlined in the "pattern book" shall apply. Zoning and subdivision regulation relief not specifically identified in the pattern book shall require BOMA approval.
3. All properties within the project shall be access by the lower street classification or by alley, where applicable
4. All trails shall be constructed at the time of infrastructure installation required for each phase. Trails shall be constructed to the standards outlined in the City's Bicycle and Greenway Plan. Unless dedicated to the City, all trails shall be located within a public access easement and shall be maintained by the HOA.
5. In accordance with the City's Provisions Governing Planned Unit Development, all open space shall be maintained by the HOA.
6. The applicant shall be required to submit detailed landscape plans for all required landscape buffer areas.
7. All required landscape buffer area shall be planted to the minimum standards of the City's zoning ordinance, shall be irrigated, and shall be maintained by the HOA.
8. Pursuant to Section 2 of the Provisions Governing Planned Unit Developments, the setbacks for Lots 852-871, 898-905, 908, 909, and 930-948 shall adhere to those of the adjacent R-1 zoning district.
9. Approval of this preliminary development plan shall remain valid for a period of three (3) years, during which time a final development plan shall be submitted for Planning Commission review and approval.
10. Modification to the approved preliminary development plan may require Planning Commission and/or Board of Mayor and Aldermen approval prior to the submittal of a final development plan.

ARTICLE VI

PROVISIONS GOVERNING RESIDENTIAL DISTRICTS

Section 1. (AG) Agricultural Districts.

Intent: This district is intended to preserve the rural character of land within the planning region specifically allowing agricultural purposes, those buildings necessary to support those purposes and low density residential development. This district may include areas and lands not suitable for development due to limitations of soil, geology or topography. This district will include community facilities, public utilities and open uses which specifically serve the residents of the district. Facilities which are enhanced by an open environment and which do not deter from the overall rural character of the district are also included.

Within the AG Agricultural Districts as shown on the zoning map, the following regulations shall apply:

1.1 Uses Permitted.

- 1.1(1) Agricultural activities, including crop and animal raising.
- 1.1(2) Uses permitted within (R-1) Residential Districts.
- 1.1(3) The mining of phosphate and the hauling of phosphate material.
- 1.1(4) Accessory uses and structures customarily incidental to the above permitted uses.

1.2 Uses Permitted on Appeal.

Churches and other places of worship, schools offering general education courses, public parks and public recreational facilities, private recreational facilities, and winery subject to such restrictions as the Spring Hill Board of Zoning Appeals deem necessary, railroad rights-of-way, municipal, county, state, or federal uses except storage facilities, cemeteries, philanthropic institutions and clubs, except clubs the chief activities of which are customarily carried on as business, and any other similar uses or structures subject to such conditions as the Spring Hill Board of Zoning Appeals may require in order to preserve and protect the character of the district in which the proposed use is located.

1.3 Uses Prohibited.

- 1.3(1) All other types of dwellings (as defined in Article III of this ordinance), mobile home parks, apartments, planned unit developments, all commercial uses and all industrial uses that are not specifically permitted, permitted on appeal or permitted by implication are strictly prohibited. Any building or structure containing a toilet or other means of the disposal of human waste which will not be served by the sanitary sewer system to be constructed on a lot or other parcel of land containing less than 1 1/2 acres. The construction of a septic tank or other means of the disposal of human waste which will not be connected to the sanitary sewer system on any area that has not been approved by the appropriate agency for septic tanks.

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

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

1.4(1) Lot Area, Lot Width, Rear and Side Yards.

1.4(1.1) Minimum lot area:..... 2 acres

1.4(1.2) Minimum lot width at building line:

For residences150 feet

For institutional uses250 feet

For other permitted uses 200 feet

1.4(2) Yards.

Minimum rear yard 60 feet

Minimum side yard:

For one or two story buildings 20 feet

For three story buildings 30 feet

Front yards:

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

Arterial Street 50 feet

Collector Streets 40 feet

Minor Streets 30 feet

1.4(3) Building Area.

On any lot, the area occupied by all structures, including accessory structures, shall not exceed twenty-five percent (25%) of the total area. Accessory structures shall not cover more than thirty percent (30%) of any required rear yard.

1.5 Height.

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

1.6 Location of Accessory Structures.

1.6(1) With the exception of signs, accessory structures shall not be erected in any required front or side yards.

1.6(2) Accessory structures shall be located at least five (5) feet from all lot lines and from any building on the same lot.

1.6(3)

On any corner lot adjoining in the rear another lot which is in a residential district, no part of any accessory structure within twenty-five (25) feet of the common lot line shall be nearer the side street line than the depth of any required front yard for a dwelling along such side street.

required front yard for a dwelling along such side street.

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

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

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

3.1 Uses Permitted.

- 3.1(1) Single-detached dwellings.
- 3.1(2) Residential planned unit developments.

3.2 Uses Permitted on Appeal.

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

3.3 Uses Prohibited.

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

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

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

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

- 3.4(1.1) Minimum lot Area 10,000 sq. ft.
- Minimum lot width at building line.....80 feet
- Minimum rear yard..... 25 feet
- Minimum side yard..... 10 feet

3.4(2) Front Yards.

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

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

3.4(3) Building Area.

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

3.5 Height.

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

3.6 Location of Accessory Structures.

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

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

We will create a balanced transportation network

Encourage efficient, multi-modal transportation options that increase mobility and access to jobs and services, reduce travel times and congestion, and are fiscally sustainable.

Policy: Establish citywide, multi-modal transportation plan

Create a coordinated transportation strategy that supports the future development goals of the community and increases the efficiency, safety and breadth of the city's transportation system.

Strategy: Develop a citywide, multi-modal transportation plan that accommodates all travel modes including walking, biking, driving, public transportation, rail, and air.

Strategy: Develop street typologies guide that promotes context sensitive street designs and appropriate street cross sections.

Strategy: Develop and adopt an access management regulations.

Policy : Improve transportation connectivity, safety, and options

Support transportation enhancements that reduce automobile dependency and that improve safety and alternative transportation modes, including walking and biking.

Strategy: Develop, maintain, and implement a citywide greenway master plan.

Strategy: Strengthen street design requirements in the subdivision regulations and development regulations pertaining to street continuation between existing and new developments.

Strategy: Require sidewalks in all new development.

Strategy: Prepare an existing conditions analysis of the sidewalks to identify substandard facilities and prioritize repair/replacement projects.

Strategy: Review and modify access management regulations to promote orderly and efficient traffic circulation along corridors identified in the Future Development Guide.

Strategy: Review and modify site design requirements to promote context sensitive street design and multimodal transportation options such as pedestrian and bicycle facilities.

Policy: Improve regional transportation connectivity and options

Support transportation enhancements that improve connections and travel options to areas outside of Spring Hill.

Strategy: Work with regional and state transportation agencies to create meaningful transportation connections to other areas of the Cumberland region and state.

Strategy: Work with Cumberland region transportation agencies and governments to connect Spring Hill to a regional transit system.

We will grow smarter

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

Policy: Promote Smart Growth Principles and Traditional Neighborhood Design

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

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

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

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

Policy: Ensure context-sensitive redevelopment and infill

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

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

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

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

Policy: Encourage mixed use centers within town centers

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

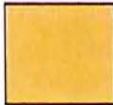
Strategy: Adopt a mixed use zoning district or develop a mixed use overlay zoning district that allows for a vertical mix of higher density residential, office, and commercial uses, that promotes compact, interconnected development, and that continues traditional "Main Street" development patterns.

Policy: Promote quality corridor development

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

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

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



Mixed Use Neighborhood Areas

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

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

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

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

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



Design Principles

Site Design

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

Density/Intensity

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

Green Space

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

Transportation

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

Infrastructure

- Municipal water and sewer service



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 11th 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 11th 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:

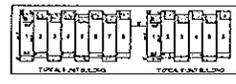
Jeff Foster
Jeff Foster, Director of Public Works

Thomas S. Wolf
Thomas S. Wolf, City Engineer

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

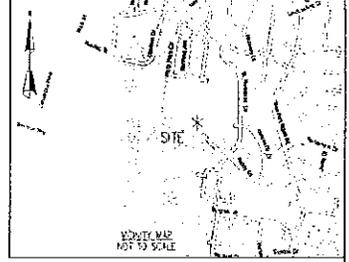
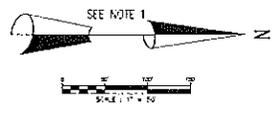
PHONE (931)486-2252 NASHVILLE LINE (615)248-6307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516

1. Existing structures shown here are shown as they exist prior to the proposed development. They are shown as they exist on the date of the survey, which is 12/15/15.
2. The location of the lot is shown in the center of the lot.
3. The lot is shown as it is shown on the plat. The lot is shown as it is shown on the plat. The lot is shown as it is shown on the plat.
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FOURG SUMMARY

1. TOTAL LOTS	100
2. TOTAL UNITS	100

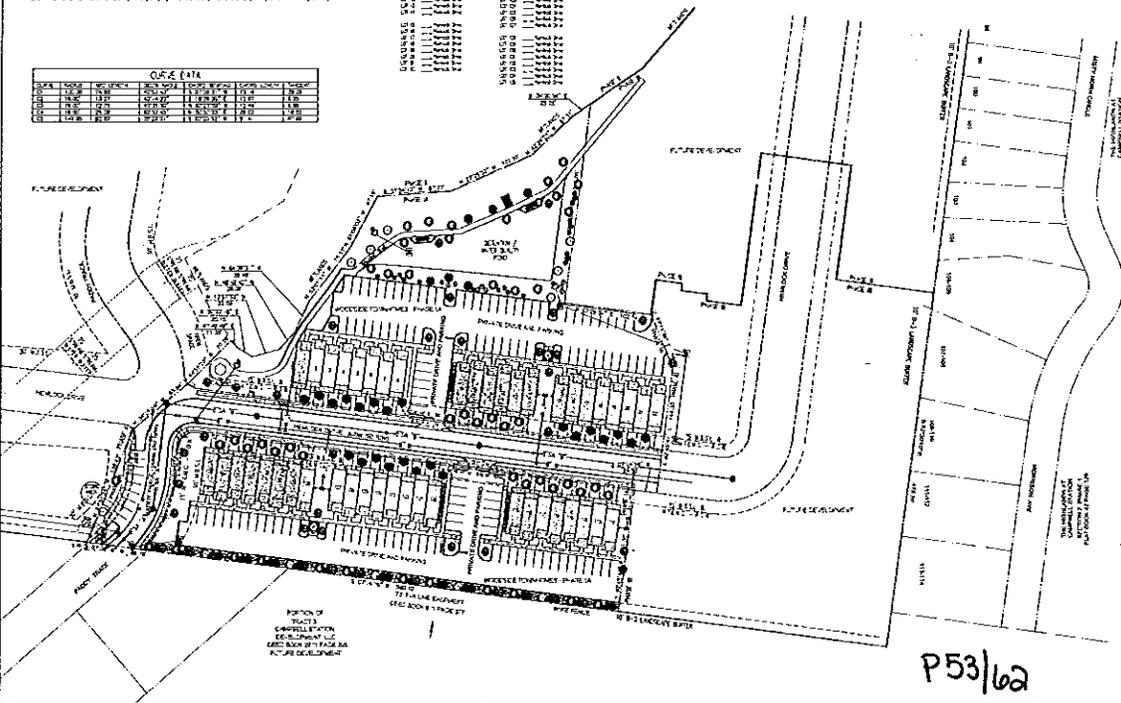


POWER TRENCHES - PAGE 18

TYPE	LOCATION	DEPTH	WIDTH
1. WATER
2. SEWER
3. GAS
4. TELEPHONE

CLUE DATA

CLUE	DATE	DESCRIPTION
1	12/15/15	...
2	12/15/15	...



GENERAL NOTES

1. The owner of the property is the City of Nashville, Tennessee. The property is located in the City of Nashville, Tennessee.

2. The property is shown as it is shown on the plat. The property is shown as it is shown on the plat. The property is shown as it is shown on the plat.

3. The property is shown as it is shown on the plat. The property is shown as it is shown on the plat. The property is shown as it is shown on the plat.

4. The property is shown as it is shown on the plat. The property is shown as it is shown on the plat. The property is shown as it is shown on the plat.

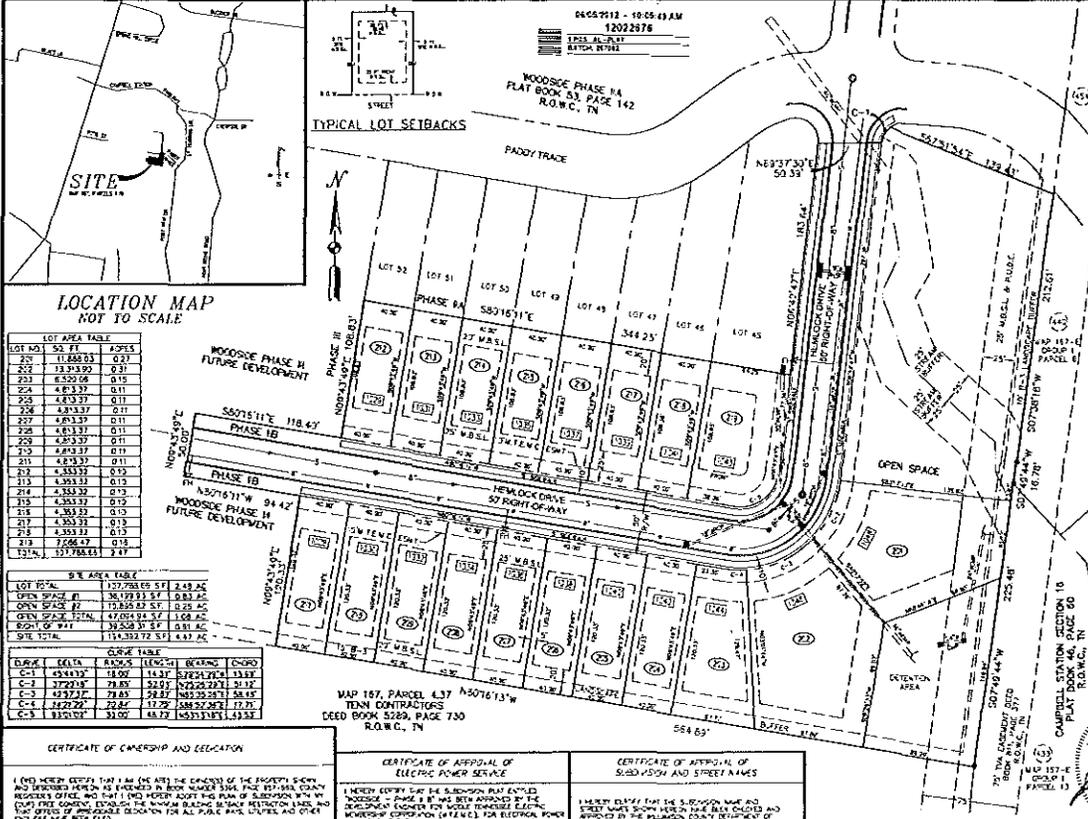
5. The property is shown as it is shown on the plat. The property is shown as it is shown on the plat. The property is shown as it is shown on the plat.

PLAT OF WOODSIDE TOWNHOUSES - PHASE IA
A HORIZONTAL PROPERTY REGIME

FOR
ALLIANCE DEVELOPMENT
 4320 HENLAWOOD DRIVE
 NASHVILLE, TN 37204
 (615) 455-6555

PREPARED BY
CHRISTOPHER L. CLAY, PLS
 903 BOW DRIVE
 SHELBYVILLE, TN 37160
 (931) 660-1042

P53/62



PURPOSE NOTE
 THE PURPOSE OF THIS PLAT IS TO CREATE 19 SINGLE FAMILY RESIDENTIAL LOTS.

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 IIA, RECORDED IN PLAT BOOK 53, PAGE 142 IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
2. SUBJECT PROPERTY IS A PORTION OF PARCEL 419 AS SHOWN ON WILLIAMSON COUNTY TAX MAP 181.
3. SUBJECT PROPERTY IS CURRENTLY ZONED R-1.
4. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES WHICH WERE TOWN FROM MOBILE APPURTENANCES AS 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, RELIANCE UPON THE SIZE AND LOCATION OF AN UNDERGROUND UTILITY SHOULD BE MADE SO WITH THIS DISCLAIMANCE CONCERNING DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO. IT IS WISE, PRUDENT AND IN THE BEST INTERESTS OF THE PARTY TO BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY, TENNESSEE ONE CALL 1-800-331-1111 OR 1-855-333-1117.
5. THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A TITLE REPORT. THEREFORE, THIS SURVEY IS SUBJECT TO THE PROVISIONS OF AN ACCURATE TITLE SEARCH.
6. MINIMUM REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT - 25'
 SIDES - 5'
7. PROPERTY OWNER: **REDFORD WOODSIDE DEVELOPMENT, LLC**
 ADDRESS: 12211 LINDSEY LANE, DEER MANASSA, TN 37011
 PHONE: (615) 333-3565
8. SURVEYOR: **H. H. LAND SURVEYING, INC.**
 ADDRESS: 8124 PITTSPLOUGH BOULEVARD, NASHVILLE, TN 37117
 PHONE: (615) 831-2754
 E-MAIL: hland@hlandsurveying.com
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 MINIMUM REQUIRED SETBACK OF LAND LIES WITHIN FLOOD HAZARD ZONE A (UNSHADED) AS SAID TRACT PLATS BY SCALE ON COMPARATIVE PANEL NUMBER 811000004 F OF THE FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TENNESSEE (MAPS DATED SEPTEMBER 29, 2004).
10. I HEREBY CERTIFY IN ACCORDANCE WITH F.C.A. 0820-3-02 THAT THIS IS A CATEGORY I SURVEY AND THE BASIS OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10000.
11. STREAM BUFFER IS AN UNDESIGNED AREA. NO GRACING, CLEARING, OR OTHER BUILDING OR LAND DISTURBANCE OF ANY KIND ALLOWED IN THIS AREA.

LOCATION MAP NOT TO SCALE

LOT AREA TABLE

LOT NO.	SQ. FT.	ACRES
201	11,688.63	0.27
202	13,313.90	0.31
203	6,500.06	0.15
204	4,813.37	0.11
205	4,813.37	0.11
206	4,813.37	0.11
207	4,813.37	0.11
208	4,813.37	0.11
209	4,813.37	0.11
210	4,813.37	0.11
211	4,813.37	0.11
212	4,813.37	0.11
213	4,813.37	0.11
214	4,813.37	0.11
215	4,813.37	0.11
216	4,813.37	0.11
217	4,813.37	0.11
218	4,813.37	0.11
219	7,286.17	0.17
220	15,778.85	0.37

S.W. AREA TABLE

LOT NO.	SQ. FT.	ACRES
221	15,778.85	0.37
222	15,778.85	0.37
223	15,778.85	0.37
224	15,778.85	0.37
225	15,778.85	0.37
226	15,778.85	0.37
227	15,778.85	0.37
228	15,778.85	0.37
229	15,778.85	0.37
230	15,778.85	0.37
231	15,778.85	0.37
232	15,778.85	0.37
233	15,778.85	0.37
234	15,778.85	0.37
235	15,778.85	0.37
236	15,778.85	0.37
237	15,778.85	0.37
238	15,778.85	0.37
239	15,778.85	0.37
240	15,778.85	0.37
241	15,778.85	0.37
242	15,778.85	0.37
243	15,778.85	0.37
244	15,778.85	0.37
245	15,778.85	0.37
246	15,778.85	0.37
247	15,778.85	0.37
248	15,778.85	0.37
249	15,778.85	0.37
250	15,778.85	0.37
251	15,778.85	0.37
252	15,778.85	0.37
253	15,778.85	0.37
254	15,778.85	0.37
255	15,778.85	0.37
256	15,778.85	0.37
257	15,778.85	0.37
258	15,778.85	0.37
259	15,778.85	0.37
260	15,778.85	0.37
261	15,778.85	0.37
262	15,778.85	0.37
263	15,778.85	0.37
264	15,778.85	0.37
265	15,778.85	0.37
266	15,778.85	0.37
267	15,778.85	0.37
268	15,778.85	0.37
269	15,778.85	0.37
270	15,778.85	0.37
271	15,778.85	0.37
272	15,778.85	0.37
273	15,778.85	0.37
274	15,778.85	0.37
275	15,778.85	0.37
276	15,778.85	0.37
277	15,778.85	0.37
278	15,778.85	0.37
279	15,778.85	0.37
280	15,778.85	0.37
281	15,778.85	0.37
282	15,778.85	0.37
283	15,778.85	0.37
284	15,778.85	0.37
285	15,778.85	0.37
286	15,778.85	0.37
287	15,778.85	0.37
288	15,778.85	0.37
289	15,778.85	0.37
290	15,778.85	0.37
291	15,778.85	0.37
292	15,778.85	0.37
293	15,778.85	0.37
294	15,778.85	0.37
295	15,778.85	0.37
296	15,778.85	0.37
297	15,778.85	0.37
298	15,778.85	0.37
299	15,778.85	0.37
300	15,778.85	0.37

Scale: 1" = 50'

SEAL
 JOSEPH M. HOLMES
 SURVEYOR
 STATE OF TENNESSEE

P551129
 H & H LAND SURVEYING, INC.
 8124 PITTSPLOUGH BLVD
 NASHVILLE, TENNESSEE 37117
 PHONE: (615) 831-2754
 FAX: (615) 333-1123

Drawn by J.M. Checked by Mark Hooten
 JOB NO.: 2011-0044

CERTIFICATE OF OWNERSHIP AND CELESTION
 I, THE UNDERSIGNED, CERTIFY THAT I AM (OR ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AS SHOWN IN BOOK NUMBER 53, PAGE 142, WILLIAMSON COUNTY REGISTER'S OFFICE, AND THAT I (OR WE) HEREBY ADVERTISE THE PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, THROUGH THE MINIMUM BUILDING SETBACK RESTRICTION LINES, AND THE OFFICE OF APPLICABLE DEPARTMENT FOR ALL PUBLIC PAWS, UTILITIES AND OTHER PUBLIC PAWS, HAVE BEEN FILED.

CERTIFICATE OF APPROVAL OF ELECTRIC POWER SERVICE
 I, THE UNDERSIGNED, CERTIFY THAT THE SUBDIVISION PLAN ENTITLED "WOODSIDE - PHASE IIB" HAS BEEN APPROVED BY THE DEPARTMENT OF REVENUE FOR THE PURPOSES OF ELECTRIC POWER SERVICE. THAT THE SUBDIVISION IS WITHIN THE SERVICE AREA OF THE UTILITY AND THAT THERE IS ADEQUATE ELECTRICAL SERVICE AVAILABLE TO THE SUBDIVISION. THAT THE SUBDIVISION IS WITHIN THE SERVICE AREA OF THE UTILITY AND THAT THERE IS ADEQUATE ELECTRICAL SERVICE AVAILABLE TO THE SUBDIVISION. THAT THE SUBDIVISION IS WITHIN THE SERVICE AREA OF THE UTILITY AND THAT THERE IS ADEQUATE ELECTRICAL SERVICE AVAILABLE TO THE SUBDIVISION. THAT THE SUBDIVISION IS WITHIN THE SERVICE AREA OF THE UTILITY AND THAT THERE IS ADEQUATE ELECTRICAL SERVICE AVAILABLE TO THE SUBDIVISION.

CERTIFICATE OF APPROVAL OF PUBLIC PAWS FOR ROAD POSTING
 I, THE UNDERSIGNED, CERTIFY THAT ALL DESIGNATED PUBLIC PAWS ON THIS FINAL SUBDIVISION PLAN HAVE BEEN LOCATED IN AN ACCURATE MANNER AND ACCORDING TO THE REQUIREMENTS OF THE CITY OF SPRING HILL. THAT THE SUBDIVISION IS WITHIN THE SERVICE AREA OF THE UTILITY AND THAT THERE IS ADEQUATE ELECTRICAL SERVICE AVAILABLE TO THE SUBDIVISION. THAT THE SUBDIVISION IS WITHIN THE SERVICE AREA OF THE UTILITY AND THAT THERE IS ADEQUATE ELECTRICAL SERVICE AVAILABLE TO THE SUBDIVISION. THAT THE SUBDIVISION IS WITHIN THE SERVICE AREA OF THE UTILITY AND THAT THERE IS ADEQUATE ELECTRICAL SERVICE AVAILABLE TO THE SUBDIVISION.

CERTIFICATE OF APPROVAL FOR RECORDING
 I, THE UNDERSIGNED, CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREIN HAS BEEN FOUND TO CONFORM WITH THE CITY OF SPRING HILL'S SUBDIVISION REGULATIONS WITH THE EXCEPTION OF THE MINIMUM BUILDING SETBACK RESTRICTION LINES. THAT THE SUBDIVISION IS WITHIN THE SERVICE AREA OF THE UTILITY AND THAT THERE IS ADEQUATE ELECTRICAL SERVICE AVAILABLE TO THE SUBDIVISION. THAT THE SUBDIVISION IS WITHIN THE SERVICE AREA OF THE UTILITY AND THAT THERE IS ADEQUATE ELECTRICAL SERVICE AVAILABLE TO THE SUBDIVISION.

CERTIFICATE OF SURVEY ACCURACY
 I, THE UNDERSIGNED, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS SURVEY WAS MADE IN ACCORDANCE WITH THE MINIMUM BUILDING SETBACK RESTRICTION LINES, AND THE OFFICE OF APPLICABLE DEPARTMENT FOR ALL PUBLIC PAWS, UTILITIES AND OTHER PUBLIC PAWS, HAVE BEEN FILED.

CERTIFICATE OF APPROVAL OF WATER SYSTEM
 I, THE UNDERSIGNED, CERTIFY THAT THE SUBDIVISION PLAN ENTITLED "WOODSIDE - PHASE IIB" HAS BEEN APPROVED BY THE DEPARTMENT OF REVENUE FOR THE PURPOSES OF WATER SERVICE. THAT THE SUBDIVISION IS WITHIN THE SERVICE AREA OF THE UTILITY AND THAT THERE IS ADEQUATE WATER SERVICE AVAILABLE TO THE SUBDIVISION. THAT THE SUBDIVISION IS WITHIN THE SERVICE AREA OF THE UTILITY AND THAT THERE IS ADEQUATE WATER SERVICE AVAILABLE TO THE SUBDIVISION.

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
 I, THE UNDERSIGNED, CERTIFY THAT THE SEWER SYSTEMS SHOWN ON THIS FINAL SUBDIVISION PLAN ENTITLED "WOODSIDE - PHASE IIB" HAVE BEEN LOCATED IN AN ACCURATE MANNER AND ACCORDING TO THE REQUIREMENTS OF THE CITY OF SPRING HILL. THAT THE SUBDIVISION IS WITHIN THE SERVICE AREA OF THE UTILITY AND THAT THERE IS ADEQUATE ELECTRICAL SERVICE AVAILABLE TO THE SUBDIVISION. THAT THE SUBDIVISION IS WITHIN THE SERVICE AREA OF THE UTILITY AND THAT THERE IS ADEQUATE ELECTRICAL SERVICE AVAILABLE TO THE SUBDIVISION.

CERTIFICATE OF APPROVAL FOR RECORDING
 I, THE UNDERSIGNED, CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREIN HAS BEEN FOUND TO CONFORM WITH THE CITY OF SPRING HILL'S SUBDIVISION REGULATIONS WITH THE EXCEPTION OF THE MINIMUM BUILDING SETBACK RESTRICTION LINES. THAT THE SUBDIVISION IS WITHIN THE SERVICE AREA OF THE UTILITY AND THAT THERE IS ADEQUATE ELECTRICAL SERVICE AVAILABLE TO THE SUBDIVISION. THAT THE SUBDIVISION IS WITHIN THE SERVICE AREA OF THE UTILITY AND THAT THERE IS ADEQUATE ELECTRICAL SERVICE AVAILABLE TO THE SUBDIVISION.

FINAL PLAT
 OF
WOODSIDE - PHASE IIB
 11th COMMUNALMATIC DISTRICT

SHEET 1 OF 1

SPRING HILL, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 4.424 TOTAL LOTS: 19

ADJACENT NEW STREETS: 0.81 FEET NEW STREETS: 288.52

MILES NEW STREETS: 0.15 CLOSURE PERIOD: 110,500

SCALE: 1" = 50' DATE: NOVEMBER 1, 2011



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

TSW

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 11th day of July, 2016.

Paul Downing, Chairman

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 11th 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:

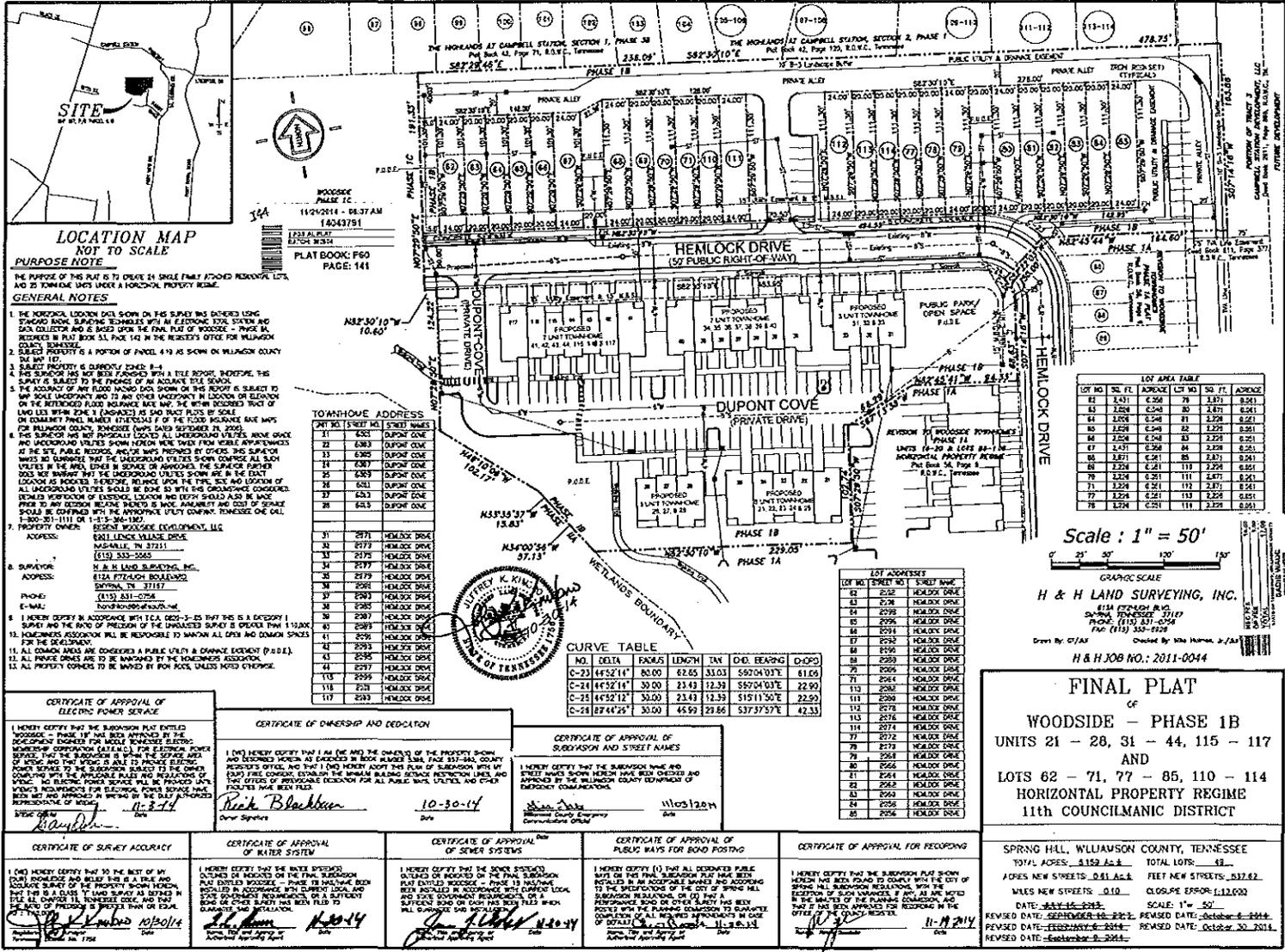
Approved By:

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 DIVIDE 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 HAS BEING LONG STANDARD BENCH SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND IS BASED UPON THE FINAL PLAN OF WOODSIDE - PHASE 1A, RECORDED IN PLAT BOOK 53, PAGE 142 IN THE RECFIELD OFFICE FOR WILMAMSON COUNTY, TENNESSEE.
2. SUBJECT PROPERTY IS A PORTION OF PARCEL 419 AS SHOWN ON WILMAMSON COUNTY TAX MAP 107.
3. SUBJECT PROPERTY IS CURRENTLY ZONED R-4.
4. THIS SURVEY HAS NOT BEEN CONDUCTED WITH A TITLE REPORT. THEREFORE, THIS SURVEY IS SUBJECT TO THE PHRASE OF AN ACCURATE TITLE SEARCH.
5. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO ANY SCALE UNCERTAINTY AND IS NOT OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD HAZARD DATA MAP. THE REFERENCED FLOOD MAP OF WIND LICK WPPRA ZONE 1 (SHOWING) IS TWO INCH SCALE PLAT OF SCALE ON COMBINED PANEL NUMBER 178888-1-F OF THE FLOOD INSURANCE RATE MAP FOR WILMAMSON COUNTY, TENNESSEE (MAPS DATED SEPTEMBER 28, 2005).
6. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES, ABOVE GROUND AND UNDERGROUND UTILITIES SHOWN HEREON MAY BE DEEPER THAN INDICATED HEREON AT THE SITE. PUBLIC UTILITIES, ABOVE AND UNDERGROUND, ARE SHOWN BY OTHER SURVEYS. THIS SURVEYOR MAKES NO WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE ALL SUCH UTILITIES IN THE AREA. OTHER UTILITIES OR APPROVED UTILITIES SHOWN HEREON ARE SHOWN AS INDICATED THEREON. REliance UPON THE TITLE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOULD BE DONE WITH THE APPROPRIATE CONSIDERATION REGARDING THE LOCATION AND DEPTH OF SUCH UTILITIES. ANY AND ALL SUCH UTILITIES SHOULD BE LOCATED AND DEPTH OF SUCH UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TENNESSEE GAS, CALL 1-800-361-1111 OR 1-415-346-1807.
7. PROPERTY OWNER: BENTLEY WOODSIDE DEVELOPMENT, LLC
 ADDRESS: 6811 LINDSEY VALLEY DRIVE, NASHVILLE, TN 37211
 (615) 333-2265
8. SURVEYOR: H & H LAND SURVEYING, INC.
 ADDRESS: 6124 FITZPATRICK BOULEVARD, BARTON, TN 37187
 PHONE: (615) 831-0724
 E-MAIL: hhsurveying@comcast.net
9. I HEREBY CERTIFY IN ACCORDANCE WITH T.C.A. 06-2-2-02 THAT THIS IS A CATEGORICAL SURVEY AND THE REASON OF PRECISION OF THE UNLIMITED SURVEY IS GREATER THAN 1:50,000.
10. I, THE SURVEYOR, AM RESPONSIBLE TO MAINTAIN ALL DATA AND DOCUMENTS FOR THE DEPARTMENT.
11. ALL COMMON AREAS ARE CONSIDERED A PUBLIC UTILITY & DRAINAGE EASEMENT (P.U.D.E.).
12. ALL PRIVATE AREAS ARE TO BE MAINTAINED BY THE HOMEOWNER ASSOCIATION.
13. ALL PROPERTY CORNERS TO BE MARKED BY IRON PEGS, UNLESS NOTED OTHERWISE.

TOWNHOUSE ADDRESS

LOT NO. / STREET NO. / STREET NAME	ADDRESS
21	4251 DUPONT COVE
22	4261 DUPONT COVE
23	4271 DUPONT COVE
24	4281 DUPONT COVE
25	4291 DUPONT COVE
26	4301 DUPONT COVE
27	4311 DUPONT COVE
28	4321 DUPONT COVE
29	4331 DUPONT COVE
30	4341 DUPONT COVE
31	2871 HEMLOCK DRIVE
32	2877 HEMLOCK DRIVE
33	2879 HEMLOCK DRIVE
34	2879 HEMLOCK DRIVE
35	2879 HEMLOCK DRIVE
36	2885 HEMLOCK DRIVE
37	2891 HEMLOCK DRIVE
38	2895 HEMLOCK DRIVE
39	2897 HEMLOCK DRIVE
40	2899 HEMLOCK DRIVE
41	2905 HEMLOCK DRIVE
42	2909 HEMLOCK DRIVE
43	2915 HEMLOCK DRIVE
44	2917 HEMLOCK DRIVE
115	2919 HEMLOCK DRIVE
116	2925 HEMLOCK DRIVE
117	2931 HEMLOCK DRIVE

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	IN	CH. BEARING	CH. OPD
C-23	44°52'14"	80.00	62.65	33.03	S82°04'03"E	61.05
C-24	44°52'14"	30.00	23.43	12.39	S87°04'03"E	22.90
C-25	44°52'14"	30.00	23.43	12.39	S15°11'30"E	22.90
C-28	87°44'25"	30.00	45.99	23.86	S37°37'37"E	42.33

LOT AREA TABLE

LOT NO.	DEL. FT.	ADVERSE	LOT NO.	DEL. FT.	ADVERSE
21	2,431	0.56	76	3,871	0.561
22	2,824	0.54	80	2,471	0.541
23	2,824	0.54	81	2,328	0.541
24	2,528	0.54	82	2,229	0.541
25	2,528	0.54	83	2,229	0.541
26	2,528	0.54	84	2,229	0.541
27	2,528	0.54	85	2,229	0.541
28	2,528	0.54	110	2,229	0.541
29	2,528	0.54	111	2,229	0.541
30	2,528	0.54	112	2,229	0.541
31	2,528	0.54	113	2,229	0.541
32	2,528	0.54	114	2,229	0.541

Scale: 1" = 50'

GRAPHIC SCALE
 H & H LAND SURVEYING, INC.
 6124 FITZPATRICK BOULEVARD
 BARTON, TENNESSEE 37187
 PHONE: (615) 831-0724
 FAX: (615) 333-0720
 Drawn By: C/AS Checked By: Mike Norman, J/AS
 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

CERTIFICATE OF APPROVAL OF ELECTRIC POWER SERVICE
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT ENTITLED WOODSIDE - PHASE 1B HAS BEEN APPROVED BY THE RECFIELD ENGINEER FOR WILMAMSON COUNTY ELECTRIC UTILITY CORPORATION (WELCO) FOR THE PROPOSED SERVICE. THE SUBDIVISION IS LOCATED IN THE SERVICE AREA OF WELCO AND THE PROPOSED SERVICE IS IN ACCORDANCE WITH THE WELCO SERVICE AREA MAP. THE SUBDIVISION IS SUBJECT TO THE OWNERS OBLIGATION TO MAINTAIN THE SERVICE AND TO MAINTAIN THE SERVICE AREA MAP. NO ELECTRIC POWER SERVICE WILL BE PROVIDED UNLESS THE SUBDIVISION IS IN ACCORDANCE WITH THE WELCO SERVICE AREA MAP. THIS CERTIFICATE IS VALID FOR 90 DAYS FROM THE DATE OF ISSUANCE. ANY CHANGES TO THE PLAT MUST BE APPROVED BY WELCO IN WRITING BY THE DULY AUTHORIZED REPRESENTATIVE OF WELCO.
 DATE: 10-30-14
 SIGNATURE: [Signature]

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, THE SURVEYOR, HEREBY CERTIFY THAT I AM THE OWNER AND THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS SHOWN ON BOOK NUMBER 53, PAGE 142-143, COUNTY RECFIELD OFFICE, AND THAT I DO HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (S) FREE CONSENT, CONSIDER THE NEIGHBORING ADJACENT OWNERS, AND THAT I HEREBY DEDICATE TO THE PUBLIC THE COMMON AREAS AND OTHER UTILITIES SHOWN HEREON.
 DATE: 10-30-14
 SIGNATURE: [Signature]

CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREET NAMES
 I HEREBY CERTIFY THAT THE SUBDIVISION NAME AND STREET NAMES SHOWN HEREON HAVE BEEN DESIGNATED AND APPROVED BY THE WILMAMSON COUNTY DEPARTMENT OF PUBLIC SAFETY COMMUNICATIONS.
 DATE: 11-03-14
 SIGNATURE: [Signature]

CERTIFICATE OF SURVEY ACCURACY
 I, THE SURVEYOR, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON. THIS SURVEY IS A CLASS II LAND SURVEY AS DEFINED IN THE LAND SURVEYING ACT, CHAPTER 62, PART 2, OF THE CODE OF TENNESSEE. THIS SURVEY HAS BEEN CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION.
 DATE: 10/30/14
 SIGNATURE: [Signature]

CERTIFICATE OF APPROVAL OF WATER SYSTEM
 I HEREBY CERTIFY THAT THE WATER SYSTEMS SHOWN ON THIS SURVEY HAVE BEEN DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE WILMAMSON COUNTY HEALTH DEPARTMENT REGULATIONS AND THE WILMAMSON COUNTY HEALTH DEPARTMENT HAS APPROVED THIS SURVEY FOR THE WATER SYSTEMS.
 DATE: 10/30/14
 SIGNATURE: [Signature]

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
 I HEREBY CERTIFY THAT THE SEWER SYSTEMS SHOWN ON THIS SURVEY HAVE BEEN DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE WILMAMSON COUNTY HEALTH DEPARTMENT REGULATIONS AND THE WILMAMSON COUNTY HEALTH DEPARTMENT HAS APPROVED THIS SURVEY FOR THE SEWER SYSTEMS.
 DATE: 10/30/14
 SIGNATURE: [Signature]

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR ROAD POSTING
 I HEREBY CERTIFY THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SURVEYOR PLAT HAVE BEEN DESIGNATED AND APPROVED BY THE CITY OF SPRING HILL IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CITY OF SPRING HILL. THE DESIGNATED PUBLIC WAYS ARE SHOWN ON THIS SURVEY AND THE DESIGNATED PUBLIC WAYS HAVE BEEN POSTED WITH THE PLANNING COMMISSION TO DETERMINE THE QUALITY OF ALL REQUIRED APPROVEDS IN CASE OF EMERGENCY.
 DATE: 11-03-14
 SIGNATURE: [Signature]

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF SPRING HILL SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VIOLATIONS, IF ANY, AS ARE NOTED ON THE MAPS OF THIS PLAT. I HEREBY CERTIFY THAT THE MAPS OF THIS PLAT HAVE BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.
 DATE: 11-11-14
 SIGNATURE: [Signature]

SPRING HILL, WILMAMSON COUNTY, TENNESSEE
 TOTAL ACRES: 3,152.62 ± TOTAL LOTS: 62
 ACRES NEW STREETS: 0.81 AC ± FEET NEW STREETS: 537.62
 MILES NEW STREETS: 0.10 CLOSURE ERROR: 1:12,000
 DATE: 10-30-14 SCALE: 1" = 50'
 REVISED DATE: 10-30-14 REVISED DATE: 10-30-14
 REVISED DATE: 10-30-14 REVISED DATE: 10-30-14



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

Tsw

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 11th 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 11th 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

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: 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

TSW

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 11th 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 11th 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