

SPRING HILL
MUNICIPAL PLANNING COMMISSION
WORK SESSION AGENDA
Monday, September 26, 2016
199 Town Center Parkway
5:30 PM



Call meeting to order

Stipulation of members present

Concerned Citizens (Non-Agenda)

Chairman's comments

All items with changes for the agenda must be resubmitted by 12:00 PM (noon) on Tuesday, October 3, 2016 (both paper and electronic copies). Please take this time to silence all cell phones and electronic devices.

Bonds and Infrastructure to be considered

1. Resolution 16-98 Establish Maintenance Bond for Shirebrook Ph 2
2. Resolution 16-99 Establish Performance Bond for Shirebrook Ph 2
3. Resolution 16-100 Establish Maintenance Bond for Wades Grove Sect 15A
4. Resolution 16-101 Establish Performance Bond for Wades Grove Sect 15A
5. Resolution 16-102 Establish Maintenance Bond for Wades Grove Sect 17A
6. Resolution 16-103 Establish Performance Bond for Wades Grove Sect 17A
7. Resolution 16-104 Release Maintenance Bond Arbors at Autumn Ridge Ph 2
8. Resolution 16-105 Dedication of Road ROW and Public Improvements In Arbors at Autumn Ridge Ph 2
9. Resolution 16-106 Release Performance Bond Arbors at Autumn Ridge Ph 3 & Ph 4
10. Resolution 16-107 Dedication of Road ROW and Public Improvements In Arbors at Autumn Ridge Ph 3 & Ph 4
11. Resolution 16-108 Release Maintenance Bond Meadowbrook Ph 4 Sec 1
12. Resolution 16-109 Dedication of Road ROW and Public Improvements In Meadowbrook Ph 4 Sec 1
13. Resolution 16-110 Release Maintenance Bond Meadowbrook Ph 4 Sec 2
14. Resolution 16-111 Dedication of Road ROW and Public Improvements In Meadowbrook Ph 4 Sec 2
15. Resolution 16-112 Release Maintenance Bond Meadowbrook Ph 4 Sec 3
16. Resolution 16-113 Dedication of Road ROW and Public Improvements In Meadowbrook Ph 4 Sec 3

Old Business:

1. **PPL 228-2016:** Submitted by ESP Associates for Southern Springs Phase 3 and 6. The property is zoned B-1 Office and Limited Retail and contains approximately 90.97 acres. The applicant requests preliminary plat approval for 111 single family residential lots.

New Business:

1. **CCP-248-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for Shirebrook Phase 2. The property is zoned B-4 (Central Business District) and contains approximately 3.422 acres. The applicant requests concurrent plat approve for 36 single family residential lots.
2. **SKP 249-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for property located on Reserve Blvd. The property is zoned B-4 and contains approximately 2.024 acres+. The applicant requests sketch plan approval for one commercial lot.

3. **FPL 250-2016**: Submitted by Stanford and Associates, Inc for Wades Grove, Section 17A. The property is zoned R-2 (Medium Density Residential) PUD Planned Unit Development, and contains approximately 9.95 acres. The applicant requests final plat approval for 24 single family residential lots.
4. **FPL 251-2016**: Submitted by Stanford and Associates, Inc for Wades Grove, Section 15A. The property is zoned R-2 (Medium Density Residential) PUD and contains approximately 12.96 acres. The applicant requests final plat approval for 29 single family residential lots.
5. **PPL 252-2016**: Submitted by Stanford and Associates, Inc for Wades Grove, Section 18. The property is zoned R-2 (Medium Density Residential) PUD and contains approximately 25.53 acres. The applicant requests Preliminary Plat approval for 79 single family residential lots.
6. **STP 253-2016**: Submitted by Carlson Consulting Engineers, Inc for property located at 4841 Main Street. The property is zoned B-4 Central Business District and contains approximately 1.01 acres. The applicant requests site plan approval for a 3,818 s/f restaurant.
7. **PUD 254-2016**: Submitted by Littlejohn for The Villages at Harvest Point. The property is zoned R-2 Medium Density Residential PUD, Planned Unit Development and contains approximately 265 acres. The applicant requests final development plan approval for 557 single family residential lots and 234 multi-family residential townhomes.
8. **FPL 255-2016**: Submitted by Wes Engineers & Surveyors for Crooked Creek, Section 1. The property is zoned R-2, Medium Density Residential and contains 7.98 acres. The applicant requests final plat approval for 20 single family residential lots.
9. **FPL 256-2016**: Submitted by Wes Engineers & Surveyors for Brixworth, Phase 4, Section 1. The property is zoned R-2, Medium Density Residential and contains 14.42 acres. The applicant requests final plat approval for 35 single family residential lots.
10. **FPL 257-2016**: Submitted by Wes Engineers & Surveyors for Brixworth, Phase 4, Section 2. The property is zoned R-2, Medium Density Residential and contains 21.08 acres. The applicant requests final plat approval for 49 single family residential lots.
11. **STP 259-2016**: Submitted by ESP Associates for Southern Springs Phase 3. The property is zoned B-1 Office and Limited Retail and contains approximately 10.6 acres. The applicant requests Site plan approval for 17,814 s/f amenity center.
12. **PPL 260-2016**: Submitted by Mullins, LLC for Slayton Cove. The property is zoned R2, Medium Density and R-4, High Density Residential and contains approximately 49.8 acres. The applicant requests preliminary plat approval for 116 single family residential lots.
13. **ADM 247-2016**: Submitted by the Planning Department. The proposal is to amend the Zoning Ordinance to adopt provision for telecommunication towers.

Other Business –2017 Meeting Schedule Calendar

Round Table

Adjourn



City of Spring Hill

Planning Commission

DATE: September 19, 2016

REQUEST: Establish a maintenance bond and a performance bond for Shirebrook Phase 2

SUBMITTED BY: Thomas S. Wolf, City Engineer

OVERVIEW:

- Final plat is on the October Planning Commission agenda for consideration of approval.
- Developer has submitted application and corresponding documentation to establish bonds.

PC ACTION REQUESTED:

- Approve PC Resolution 16-98 to establish a maintenance bond for Shirebrook Phase 2
- Approve PC Resolution 16-99 to establish a performance bond for Shirebrook Phase 2



Utility Information Sheet

Development SHIREBROOK

Phase 2 Section N/A #of lots 36

Cost to install Utility's (Maintenance Bond)

Sewer line \$116,700.00

Water line \$ 84,300.00

Storm Water \$ 49,700.00

Curbing \$ 2,900.00

Binder \$ 14,000.00

TOTAL = \$267,600.00

30% BOND = \$80,280.00



Utility Information Sheet

Development SHIREBROOK

Phase 2 Section N/A #of lots 36

Cost to install Utility's (Performance Bond)

Signage _____ \$ 2,000.00 _____

Street Lights _____ \$ 7,050.00 _____

Sidewalks _____ \$22,375.00 _____

Final Asphalt Topping_ \$12,300.00 _____

TOTAL = \$43,725.00

+ 10% = \$ 4,372.00

TOTAL BOND = \$48,097.00



City of Spring Hill

Planning Commission

DATE: September 19, 2016

REQUEST: Establish a maintenance bond and a performance bond for Shirebrook Phase 2

SUBMITTED BY: Thomas S. Wolf, City Engineer

OVERVIEW:

- Final plat is on the October Planning Commission agenda for consideration of approval.
- Developer has submitted application and corresponding documentation to establish bonds.

PC ACTION REQUESTED:

- Approve PC Resolution 16-98 to establish a maintenance bond for Shirebrook Phase 2
- Approve PC Resolution 16-99 to establish a performance bond for Shirebrook Phase 2

**RESOLUTION 16-98 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR
SHIREBROOK PHASE 2**

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

WHEREAS, the Maintenance Bond is guaranteeing the workmanship and materials of certain improvements existing on 36 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 **\$80,280.00**; 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 Shirebrook Phase 2 in the amount of **\$80,280.00**.

Passed and adopted this 10th day of October, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



Utility Information Sheet

Development SHIREBROOK

Phase 2 Section N/A #of lots 36

Cost to install Utility's (Maintenance Bond)

Sewer line \$116,700.00

Water line \$ 84,300.00

Storm Water \$ 49,700.00

Curbing \$ 2,900.00

Binder \$ 14,000.00

TOTAL = \$267,600.00

30% BOND = \$80,280.00

**RESOLUTION 16-99 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR
SHIREBROOK PHASE 2**

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

WHEREAS, the Performance Bond is guaranteeing the construction of certain improvements on 36 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 **\$48,097.00**; 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 Shirebrook Phase 2 in the amount of **\$48,097.00**.

Passed and adopted this 10th day of October, 2016

Paul Downing, Chairman

Dara Sanders, Secretary



Utility Information Sheet

Development SHIREBROOK

Phase 2 Section N/A #of lots 36

Cost to install Utility's (Performance Bond)

Signage _____ \$ 2,000.00 _____

Street Lights _____ \$ 7,050.00 _____

Sidewalks _____ \$22,375.00 _____

Final Asphalt Topping_ \$12,300.00 _____

TOTAL = \$43,725.00

+ 10% = \$ 4,372.00

TOTAL BOND = \$48,097.00

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



Spring Hill, TN 37174
 Phone 931-486-2252 Ext. 488
 Fax: 931-486-3596

Application for Surety

Property Information	Project Name: <u>Shirebrook</u>
	Phase: <u>Phase 2</u> Section: _____
Financial Information	Number of Lots Approved: <u>36</u> Number of Lots Remaining: _____
	Surety Type: <input type="checkbox"/> Maintenance <input checked="" type="checkbox"/> Performance <input type="checkbox"/> Restoration
	Posted With: <input checked="" type="checkbox"/> Letter of Credit <input type="checkbox"/> Performance Bond
	<input type="checkbox"/> Insurance Bond <input type="checkbox"/> Cash
Contact Information	Surety Amount: \$ _____ Expiration Date: ____/____/____
	Automatic Renewal Clause included with Surety: Yes / No (Circle One)
	Purpose of Surety: _____
Financial Information	Name of Financial Institution: <u>First Bank</u> Surety #: _____
	Contact Person: <u>Charles Scruggs</u> Email: <u>c.scruggs@firstbankonline.com</u>
	Address: <u>318 Seaboard Ln Ste 205</u>
	City, State, Zip: <u>Franklin, TN 37067</u>
	Phone Number: <u>(615) 448-0047</u> Fax Number: <u>(615) 778-9550</u> <u>615-778-1456</u>
Contact Information	Name of Owner/Developer or Representative: <u>Regent Homes (Corey Wallace)</u>
	Address: <u>6901 Lenox Village Dr</u>
	City, State, Zip: <u>Nashville TN 37211</u>
	Phone Number: <u>(615) 686-2667</u> Fax Number: <u>(615) 332-3366</u> <u>Corey.Wallace@Regenthomes-TN.com</u>

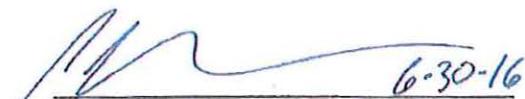
Action Request

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

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

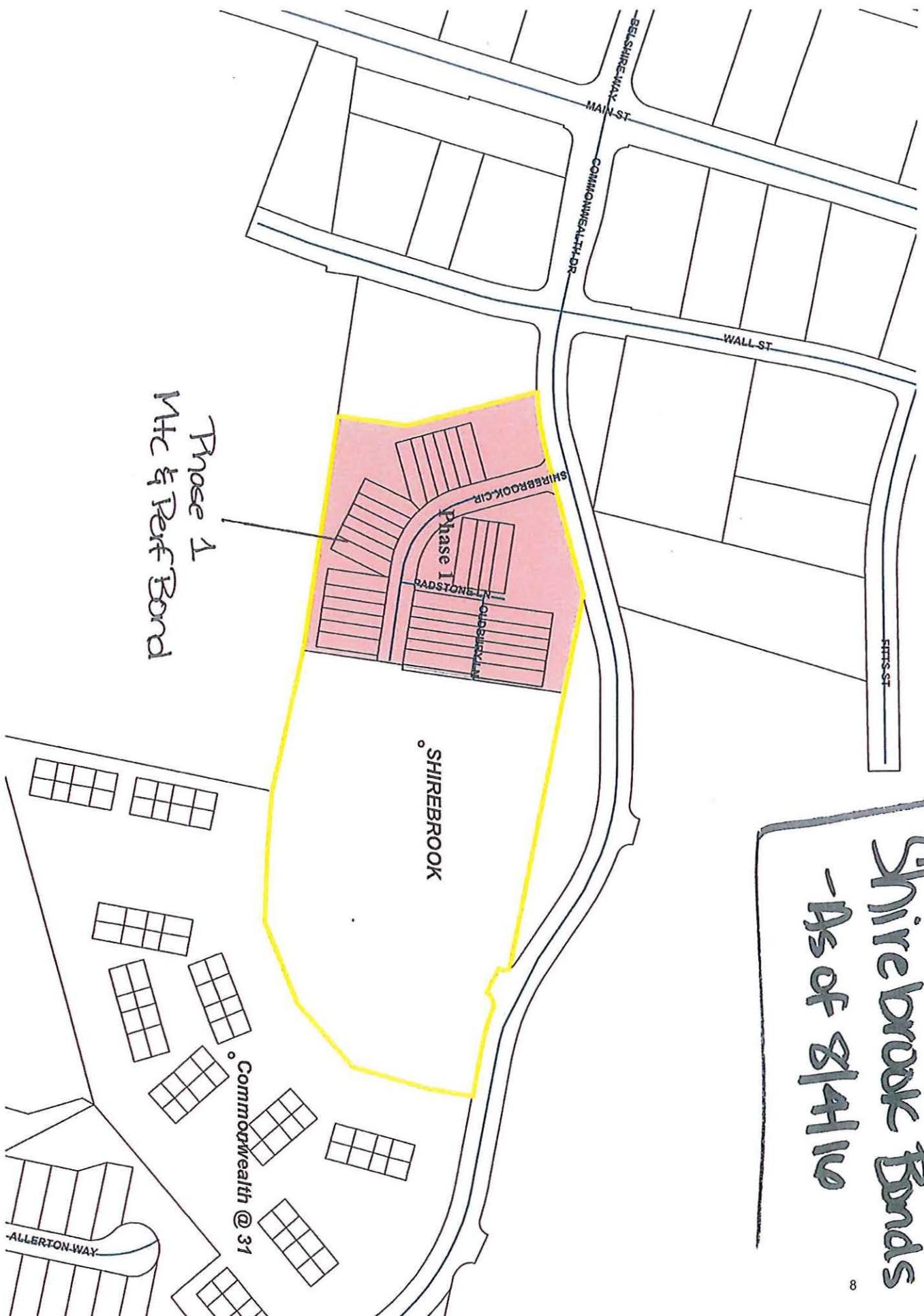
(Please provide proof of difficulty below)

Explanation for Proof of Difficulty:


 Applicant Signature Date 6-30-16

 City Staff Signature Date

Shirebrook Bonds -As of 8/4/10



Phase 1
MC & Ref Bond



City of Spring Hill

Planning Commission

DATE: September 19, 2016

REQUEST: Establish a maintenance bond and a performance bond for Wades Grove Section 15A

SUBMITTED BY: Thomas S. Wolf, City Engineer

OVERVIEW:

- Final plat is on the October Planning Commission agenda for consideration of approval.
- Developer has submitted application and corresponding documentation to establish bonds.

PC ACTION REQUESTED:

- Approve PC Resolution 16-100 to establish a maintenance bond for Wades Grove Section 15A
- Approve PC Resolution 16-101 to establish a performance bond for Wades Grove Section 15A

**RESOLUTION 16-100 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR
WADES GROVE SECTION 15A**

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 29 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 **\$155,266.00**; 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 Wades Grove Section 15A in the amount of **\$155,266.00**.

Passed and adopted this 10th day of October, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



Utility Information Sheet

Development__ WADES GROVE_____

Phase_N/A__ Section_15A__ #of lots_29_

Cost to install Utility's (Maintenance Bond)

Sewer line____\$200,380.00_____

Water line____\$146,638.00_____

Storm Water__\$104,931.00_____

Curbing______\$ 19,494.00_____

Binder______\$ 46,110.00_____

TOTAL = \$517,553.00

30% BOND = \$155,266.00

**RESOLUTION 16-101 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR
WADES GROVE SECTION 15A**

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 29 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 **\$117,740.00**; 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 Wades Grove Section 15A in the amount of **\$117,740.00**.

Passed and adopted this 10th day of October, 2016

Paul Downing, Chairman

Dara Sanders, Secretary



Utility Information Sheet

Development WADES GROVE

Phase N/A Section 15A #of lots 29

Cost to install Utility's (Performance Bond)

Signage _____ \$ 784.00 _____

Street Lights _____ \$ 10,920.00 _____

Sidewalks (feet) _____ 2,605 L/F _____

Sidewalks (cost) _____ \$ 58,631.00 _____

Road linear feet _____ 1,592 L/F _____

Road width _____ 60' _____

Final Asphalt Topping cost _____ \$36,701.00 _____

TOTAL = \$107,036.00

+10% OF TOTAL FOR BOND AMOUNT = \$117,740.00

2
15A-M

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



Spring Hill, TN 37174
Phone 931-486-2252 Ext. 211
Fax: 931-486-3596

Application for Surety

Property Information	Project Name: <u>WADES GROVE SUBDIVISION</u> Phase: <u>15A-29 LOTS</u> Section: <u>15-16-17, 111 LOTS</u> Number of Lots Approved: <u>29</u> Number of Lots Remaining: <u>58</u> Surety Type: <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Performance <input type="checkbox"/> Restoration Posted With: <input type="checkbox"/> Letter of Credit <input type="checkbox"/> Performance Bond <input checked="" type="checkbox"/> Insurance Bond <input type="checkbox"/> Cash Surety Amount: \$ _____ Expiration Date: ____/____/____ Automatic Renewal Clause included with Surety: Yes / No (Circle One) Purpose of Surety: <u>WATER, SEWER, STORM WATER, BINDER, CURBS, SIGNAGE</u>
Financial Information	Name of Financial Institution: <u>NGM INSURANCE CO.</u> Surety #: Contact Person: <u>KATHRYN BYUS</u> Email: <u>KATHRYN-BYUS@AJG.COM</u> Address: <u>5500 MARYLAND WAY</u> City, State, Zip: <u>BRENTWOOD TN, 37027</u> Phone Number: <u>(615) 377-5154</u> Fax Number: <u>(615) 263-5854</u>
Contact Information	Name of Owner/Developer or Representative: <u>JOHN MAHER BUILDERS/R. AYDELOTT</u> Address: <u>1109 OLD KEDRON RD</u> City, State, Zip: <u>SPRING HILL TN, 37174</u> Phone Number: <u>(615) 489-1981</u> Fax Number: <u>(615) 489-1985</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:

SEE EXHIBITS

Randy Chalkhata 9/17/2016
 Applicant Signature Date
JOHN MAHER BUILDERS, INC
LAND DEVELOPMENT MGR

City Staff Signature Date

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



Spring Hill, TN 37174
 Phone 931-486-2252 Ext. 211
 Fax: 931-486-3596

#2
 15A-17

Application for Surety

Property Information	Project Name: <u>WADES GROVE SUBDIVISION</u>
	Phase: <u>15A-29 LOTS</u> Section: <u>15-16-17, 111 LOTS</u>
	Number of Lots Approved: <u>29</u> Number of Lots Remaining: <u>58</u>
	Surety Type: <input type="checkbox"/> Maintenance <input checked="" type="checkbox"/> Performance <input type="checkbox"/> Restoration
	Posted With: <input type="checkbox"/> Letter of Credit <input type="checkbox"/> Performance Bond
	<input checked="" type="checkbox"/> Insurance Bond <input type="checkbox"/> Cash
	Surety Amount: \$ _____ Expiration Date: <u>1/1</u>
	Automatic Renewal Clause included with Surety: Yes / No (Circle One)
	Purpose of Surety: <u>FINAL PAVING, STREET LIGHTS</u>
Financial Information	Name of Financial Institution: <u>NGM INSURANCE Co.</u> Surety #: _____
	Contact Person: <u>KATHRYN BYUS</u> Email: <u>KATHRYN-BYUS@AJG.COM</u>
	Address: <u>5500 MARYLAND WAY</u>
	City, State, Zip: <u>BRENTWOOD, TN, 37027</u>
	Phone Number: <u>(615) 377-5154</u> Fax Number: <u>(615) 263-5854</u>
Contact Information	Name of Owner/Developer or Representative: <u>JOHN MAHER BUILDERS/R. AYDELOIT</u>
	Address: <u>1109 OLD KEDRON RD</u>
	City, State, Zip: <u>SPRING HILL, TN, 37174</u>
	Phone Number: <u>(615) 489-1981</u> Fax Number: <u>(615) 489-1985</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:

SEE EXHIBITS

Randy Chalkley 9/7/2016 _____
 Applicant Signature Date City Staff Signature Date
JOHN MAHER BUILDERS, INC
LAND DEVELOPMENT MGR



City of Spring Hill

Planning Commission

DATE: September 19, 2016

REQUEST: Establish a maintenance bond and a performance bond for Wades Grove Section 17A

SUBMITTED BY: Thomas S. Wolf, City Engineer

OVERVIEW:

- Final plat is on the October Planning Commission agenda for consideration of approval.
- Developer has submitted application and corresponding documentation to establish bonds.

PC ACTION REQUESTED:

- Approve PC Resolution 16-102 to establish a maintenance bond for Wades Grove Section 17A
- Approve PC Resolution 16-103 to establish a performance bond for Wades Grove Section 17A

**RESOLUTION 16-102 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR
WADES GROVE SECTION 17A**

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 24 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 **\$128,496.00**; 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 Wades Grove Section 17A in the amount of **\$128,496.00**.

Passed and adopted this 10th day of October, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



Utility Information Sheet

Development__ WADES GROVE_____

Phase_N/A__ Section_17A__ #of lots_24_

Cost to install Utility's (Maintenance Bond)

Sewer line___\$165,833.00_____

Water line___\$121,343.00_____

Storm Water__\$ 86,842.00_____

Curbing___\$ 16,134.00_____

Binder___\$ 38,168.00_____

TOTAL = \$428,320.00

30% BOND = \$128,496.00

**RESOLUTION 16-103 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR
WADES GROVE SECTION 17A**

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 24 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 **\$97,440.00**; 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 Wades Grove Section 17A in the amount of **\$97,440.00**.

Passed and adopted this 10th day of October, 2016

Paul Downing, Chairman

Dara Sanders, Secretary



Utility Information Sheet

Development WADES GROVE

Phase N/A Section 17A #of lots 24

Cost to install Utility's (Performance Bond)

Signage _____ \$ 646.00 _____

Street Lights _____ \$ 9,038.00 _____

Sidewalks (feet) _____ 2,157 L/F _____

Sidewalks (cost) _____ \$ 48,523.00 _____

Road linear feet _____ 1,318 L/F _____

Road width _____ 60' _____

Final Asphalt Topping cost _____ \$30,375.00 _____

TOTAL = \$88,582.00

+10% OF TOTAL FOR BOND AMOUNT = \$97,440.00

#1
17A-M

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



Spring Hill, TN 37174
Phone 931-486-2252 Ext. 211
Fax: 931-486-3596

Application for Surety

Property Information	Project Name: <u>WADES GROVE SUBDIVISION</u>
	Phase: <u>17A - 24 LOTS</u> Section: <u>15-16-17, 111 LOTS</u> Number of Lots Approved: <u>24</u> Number of Lots Remaining: <u>87</u> Surety Type: <input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Performance <input type="checkbox"/> Restoration Posted With: <input type="checkbox"/> Letter of Credit <input type="checkbox"/> Performance Bond <input checked="" type="checkbox"/> Insurance Bond <input type="checkbox"/> Cash Surety Amount: \$ _____ Expiration Date: ____/____/____ Automatic Renewal Clause included with Surety: Yes / No (Circle One) Purpose of Surety: <u>WATER, SEWER, STORM WATER, BINDER, CURBS, SIGNAGE</u>
Financial Information	Name of Financial Institution: <u>NGM INSURANCE Co.</u> Surety #: _____ Contact Person: <u>KATHRYN BYUS</u> Email: <u>KATHRYN-BYUS@A5G.COM</u> Address: <u>5500 MARYLAND WAY</u> City, State, Zip: <u>BRENTWOOD, TN, 37027</u> Phone Number: <u>(615) 377-5154</u> Fax Number: <u>(615) 263-5854</u>
	Name of Owner/Developer or Representative: <u>JOHN MAHER BUILDERS/R. AYDELO</u> Address: <u>1109 OLD KEDRON RD</u> City, State, Zip: <u>SPRING HILL TN, 37174</u> Phone Number: <u>(615) 489-1981</u> Fax Number: <u>(615) 489-1985</u>
Contact Information	

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:

SEE EXHIBITS

Randy Chalkhuth 9/7/2016 _____
 Applicant Signature Date City Staff Signature Date
JOHN MAHER BUILDERS, INC.
LAND DEVELOPMENT MGR

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



Spring Hill, TN 37174
 Phone 931-486-2252 Ext. 211
 Fax: 931-486-3596

#1
 17A-P

Application for Surety

Property Information	Project Name: <u>WADES GROVE SUBDIVISION</u>
	Phase: <u>17A - 24 LOTS</u> Section: <u>15-16-17, 111 LOTS</u>
	Number of Lots Approved: <u>24</u> Number of Lots Remaining: <u>87</u>
	Surety Type: <input type="checkbox"/> Maintenance <input checked="" type="checkbox"/> Performance <input type="checkbox"/> Restoration
	Posted With: <input type="checkbox"/> Letter of Credit <input type="checkbox"/> Performance Bond
	<input checked="" type="checkbox"/> Insurance Bond <input type="checkbox"/> Cash
	Surety Amount: \$ _____ Expiration Date: ____/____/____
	Automatic Renewal Clause included with Surety: Yes / No (Circle One)
	Purpose of Surety: <u>FINAL PAVING, STREET LIGHTS</u>
Financial Information	Name of Financial Institution: <u>NGM INSURANCE Co.</u> Surety #: _____
	Contact Person: <u>KATHRYN BYUS</u> Email: <u>KATHRYN-BYUS@AJG.COM</u>
	Address: <u>5500 MARYLAND WAY</u>
	City, State, Zip: <u>BRENTWOOD TN, 37027</u>
	Phone Number: <u>(615) 377-5154</u> Fax Number: <u>(615) 263-5854</u>
Contact Information	Name of Owner/Developer or Representative: <u>JOHN MAHER BUILDERS/R. AYDELOIT</u>
	Address: <u>1109 OLD KEDRON RD</u>
	City, State, Zip: <u>SPRING HILL TN, 37174</u>
	Phone Number: <u>(615) 489-1981</u> Fax Number: <u>(615) 489-1985</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:

SEE EXHIBITS

Randy Aydeloit 9/7/2016 _____
 Applicant Signature Date City Staff Signature Date
JOHN MAHER BUILDERS, INC
LAND DEVELOPMENT MGR



City of Spring Hill

Planning Commission

DATE: September 19, 2016

REQUEST: Recommend acceptance and dedication of road rights-of-way and public improvements for Arbors at Autumn Ridge Phase 2

Release the maintenance bond for Arbors at Autumn Ridge Phase 2

SUBMITTED BY: Thomas S. Wolf, City Engineer

OVERVIEW:

- A maintenance bond is in place for Phase 2 in the amount of \$11,250.00.
- Binder was put on road in November 2012; roads were final topped in October 2015.
- All certificates of satisfaction have been signed off on by Public Works department staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-104 to recommend acceptance and dedication of road rights-of-way and public improvements for Arbors at Autumn Ridge Phase 2
- Approve PC Resolution 16-105 to release the performance bond for Arbors at Autumn Ridge Phase 2

**RESOLUTION 16-104 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
ARBORS AT AUTUMN RIDGE PHASE 2**

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

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

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

WHEREAS, release of said maintenance bond 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 Arbors at Autumn Ridge Phase 2 in the amount of \$11,250.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Arbors at Autumn Ridge Phase 2 in the amount of **\$11,250.00** is hereby approved

Passed and adopted this 10th day of October, 2016

Paul Downing, Chairman

Dara Sanders, Secretary

**RESOLUTION 16-105 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
ARBORS AT AUTUMN RIDGE PHASE 2**

WHEREAS, Autumn Ridge Development Co. has a recorded Final Plat for Arbors at Autumn Ridge Phase 2 in Williamson County Plat Book P56, Page 96; and

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

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

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

WHEREAS, the developer is required under 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 Arbors at Autumn Ridge Phase 2 as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 10th day of October, 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

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

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City of Spring Hill

Planning Commission

DATE: September 19, 2016

REQUEST: Recommend acceptance and dedication of road rights-of-way and public improvements for Arbors at Autumn Ridge Phase 3 and Phase 4

Release the performance bond for Arbors at Autumn Ridge Phase 3 and Phase 4

SUBMITTED BY: Thomas S. Wolf, City Engineer

OVERVIEW:

- A performance bond is in place for Phase 3 and Phase 4 in the amount of \$44,880.00.
- Binder was put on road in October 2013; roads were final topped in October 2015.
- All certificates of satisfaction have been signed off on by Public Works department staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-106 to recommend acceptance and dedication of road rights-of-way and public improvements for Arbors at Autumn Ridge Phase 3 and Phase 4
- Approve PC Resolution 16-107 to release the performance bond for Arbors at Autumn Ridge Phase 3 and Phase 4

**RESOLUTION 16-106 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE PERFORMANCE BOND FOR
ARBORS AT AUTUMN RIDGE PHASE 3 AND PHASE 4**

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

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

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

WHEREAS, release of said performance bond 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 Arbors at Autumn Ridge Phase 3 and Phase 4 in the amount of \$44,880.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Performance Bond for Arbors at Autumn Ridge Phase 3 and Phase 4 in the amount of **\$44,880.00** is hereby approved

Passed and adopted this 10th day of October, 2016

Paul Downing, Chairman

Dara Sanders, Secretary

**RESOLUTION 16-107 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
ARBORS AT AUTUMN RIDGE PHASE 3 AND PHASE 4**

WHEREAS, Autumn Ridge Development Co. has a recorded Final Plat for Arbors at Autumn Ridge Phase 3 and Phase 4 in Williamson County Plat Book P58, Page 66; Plat Book P58 Page 67; 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 Arbors at Autumn Ridge Phase 3 and Phase 4 as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 10th day of October, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

September 19, 2016

Don Russell Cameron III

Arbors at Autumn Ridge

Phase 3 & Phase 4

Development Name: Arbors at Autumn Ridge

Phase or Section of Construction: Phase 3 & Phase 4

Public Improvements: Water, sewer, storm water drainage and basins, streets and curbs and final topping

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

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

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

Wayne Patterson

City of Spring Hill Utility Inspector (signature)

WAYNE PATTERSON

Printed name:

Approved By:

Jeff Foster

Jeff Foster, Director of Public Works

Thomas S. Wolf

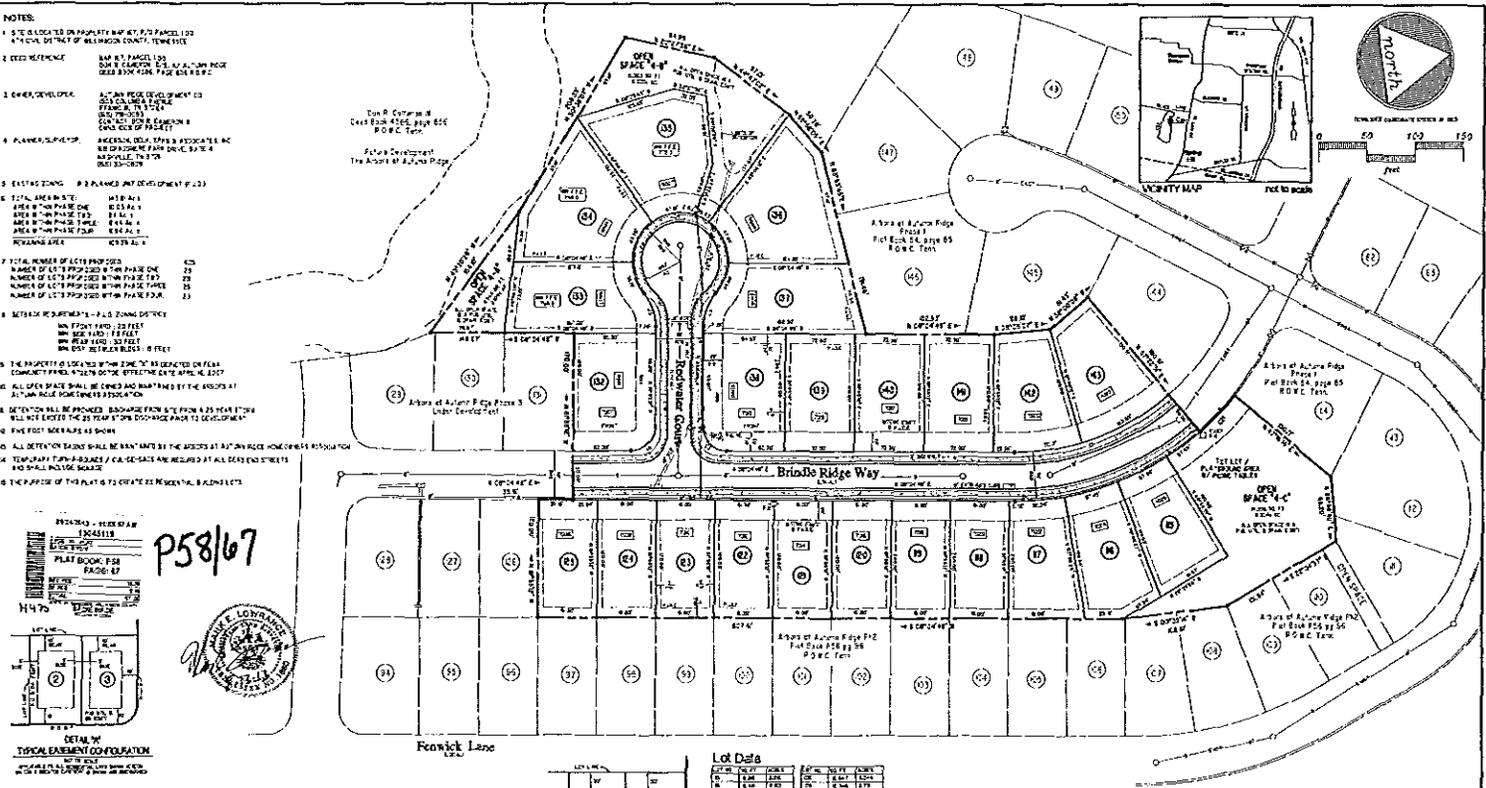
Thomas S. Wolf, City Engineer

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



- NOTES:**
1. SITE IS LOCATED ON PARCEL MAP KEY, P. 13, PARCEL 100 AT THE CITY OF SPRING HILL, TENNESSEE.
 2. SEE REFERENCE MAP KEY, PARCEL 100 FOR LOCATION OF ALL PHASES AND PHASE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50.
 3. OWNER, DEVELOPER: JAMES R. COOPER, JR., 10000 W. HUNTERS TRAIL, FRANKLIN, TN 37068.
 4. PLANNING CONSULTANT: JAMES R. COOPER, JR., 10000 W. HUNTERS TRAIL, FRANKLIN, TN 37068.
 5. EXISTING ZONING: R-3 PLANNED UNIT DEVELOPMENT (P.U.D.)
 6. TOTAL NUMBER OF LOTS PROPOSED: 50
 7. TOTAL NUMBER OF LOTS PROPOSED IN THIS PHASE: 50
 8. TOTAL NUMBER OF LOTS PROPOSED IN PHASES 1 THROUGH 13: 50
 9. TOTAL NUMBER OF LOTS PROPOSED IN PHASES 1 THROUGH 13: 50
 10. TOTAL NUMBER OF LOTS PROPOSED IN PHASES 1 THROUGH 13: 50

DETAILS OF TYPICAL EXHIBIT CONFIGURATION

CERTIFICATE OF COMMON AREAS DESIGNATION

CERTIFICATE OF APPROVAL OF ELECTRIC PROVIDER

CERTIFICATE OF APPROVAL OF WATER SYSTEM

CERTIFICATE OF APPROVAL OF PUBLIC UTILITY

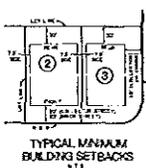
CERTIFICATE OF SURVEY ACCURACY

CERTIFICATE OF APPROVAL OF PUBLIC UTILITY

CERTIFICATE OF APPROVAL OF ADJACENT AND SHARED FRONTS

CERTIFICATE OF APPROVAL FOR RECORDS

P58167



Lot Data

Lot No.	Area (sq. ft.)								
1	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
2	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
3	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
4	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
5	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
6	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
7	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
8	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
9	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
10	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
11	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
12	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
13	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
14	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
15	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
16	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
17	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
18	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
19	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
20	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
21	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
22	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
23	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
24	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
25	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
26	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
27	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
28	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
29	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
30	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
31	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
32	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
33	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
34	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
35	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
36	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
37	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
38	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
39	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
40	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
41	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
42	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
43	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
44	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
45	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
46	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
47	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
48	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
49	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
50	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200

Curve Data

Station	Radius (ft.)	Chord (ft.)	Delta (deg.)	Offset (ft.)	Curve Length (ft.)
1+00	100	100	180	0	100
1+50	100	100	180	0	100
2+00	100	100	180	0	100
2+50	100	100	180	0	100
3+00	100	100	180	0	100
3+50	100	100	180	0	100
4+00	100	100	180	0	100
4+50	100	100	180	0	100
5+00	100	100	180	0	100
5+50	100	100	180	0	100
6+00	100	100	180	0	100
6+50	100	100	180	0	100
7+00	100	100	180	0	100
7+50	100	100	180	0	100
8+00	100	100	180	0	100
8+50	100	100	180	0	100
9+00	100	100	180	0	100
9+50	100	100	180	0	100
10+00	100	100	180	0	100
10+50	100	100	180	0	100
11+00	100	100	180	0	100
11+50	100	100	180	0	100
12+00	100	100	180	0	100
12+50	100	100	180	0	100
13+00	100	100	180	0	100
13+50	100	100	180	0	100
14+00	100	100	180	0	100
14+50	100	100	180	0	100
15+00	100	100	180	0	100
15+50	100	100	180	0	100
16+00	100	100	180	0	100
16+50	100	100	180	0	100
17+00	100	100	180	0	100
17+50	100	100	180	0	100
18+00	100	100	180	0	100
18+50	100	100	180	0	100
19+00	100	100	180	0	100
19+50	100	100	180	0	100
20+00	100	100	180	0	100
20+50	100	100	180	0	100
21+00	100	100	180	0	100
21+50	100	100	180	0	100
22+00	100	100	180	0	100
22+50	100	100	180	0	100
23+00	100	100	180	0	100
23+50	100	100	180	0	100
24+00	100	100	180	0	100
24+50	100	100	180	0	100
25+00	100	100	180	0	100
25+50	100	100	180	0	100
26+00	100	100	180	0	100
26+50	100	100	180	0	100
27+00	100	100	180	0	100
27+50	100	100	180	0	100
28+00	100	100	180	0	100
28+50	100	100	180	0	100
29+00	100	100	180	0	100
29+50	100	100	180	0	100
30+00	100	100	180	0	100
30+50	100	100	180	0	100
31+00	100	100	180	0	100
31+50	100	100	180	0	100
32+00	100	100	180	0	100
32+50	100	100	180	0	100
33+00	100	100	180	0	100
33+50	100	100	180	0	100
34+00	100	100	180	0	100
34+50	100	100	180	0	100
35+00	100	100	180	0	100
35+50	100	100	180	0	100
36+00	100	100	180	0	100
36+50	100	100	180	0	100
37+00	100	100	180	0	100
37+50	100	100	180	0	100
38+00	100	100	180	0	100
38+50	100	100	180	0	100
39+00	100	100	180	0	100
39+50	100	100	180	0	100
40+00	100	100	180	0	100
40+50	100	100	180	0	100
41+00	100	100	180	0	100
41+50	100	100	180	0	100
42+00	100	100	180	0	100
42+50	100	100	180	0	100
43+00	100	100	180	0	100
43+50	100	100	180	0	100
44+00	100	100	180	0	100
44+50	100	100	180	0	100
45+00	100	100	180	0	100
45+50	100	100	180	0	100
46+00	100	100	180	0	100
46+50	100	100	180	0	100
47+00	100	100	180	0	100
47+50	100	100	180	0	100
48+00	100	100	180	0	100
48+50	100	100	180	0	100
49+00	100	100	180	0	100
49+50	100	100	180	0	100
50+00	100	100	180	0	100
50+50	100	100	180	0	100

Phase Four
The Arbors at Autumn Ridge

CITY OF SPRING HILL PLANNING COMMISSION

TOTAL ACRES: 1.840	TOTAL LOTS: 50
ACRES PLANNED: 1.840	ACRES OPEN SPACE: 0.728
CITY OF SPRING HILL PLANNING COMMISSION	DATE: 8/24/13
SCALE: 1" = 50'	



City of Spring Hill
Planning Commission

DATE: September 19, 2016

REQUEST: Recommend acceptance and dedication of road rights-of-way and public improvements for Meadowbrook Phase 4 Section 1

Release the maintenance bond for Meadowbrook Phase 4 Section 1

SUBMITTED BY: Thomas S. Wolf, City Engineer

OVERVIEW:

- A maintenance bond is in place for Phase 4 Section 1 in the amount of \$20,574.00.
- Binder was put on road in November 2013; roads were final topped in October 2015.
- All certificates of satisfaction have been signed off on by Public Works department staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-108 to recommend acceptance and dedication of road rights-of-way and public improvements for Meadowbrook Phase 4 Section 1
- Approve PC Resolution 16-109 to release the performance bond for Meadowbrook Phase 4 Section 1

**RESOLUTION 16-108 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
MEADOWBROOK PHASE 4 SECTION 1**

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

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

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

WHEREAS, release of said maintenance bond 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 Meadowbrook Phase 4 Section 1 in the amount of \$20,574.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Meadowbrook Phase 4 Section 1 in the amount of **\$20,574.00** is hereby approved

Passed and adopted this 10th day of October, 2016

Paul Downing, Chairman

Dara Sanders, Secretary

**RESOLUTION 16-109 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
MEADOWBROOK PHASE 4 SECTION 1**

WHEREAS, Cornerstone Land Company has a recorded Final Plat for Meadowbrook Phase 4 Section 1 in Maury County Plat Book P20, Page 45 & 46; 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 Meadowbrook Phase 4 Section 1 as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 10th day of October, 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

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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

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City of Spring Hill

Planning Commission

DATE: September 19, 2016

REQUEST: Recommend acceptance and dedication of road rights-of-way and public improvements for Meadowbrook Phase 4 Section 2

Release the maintenance bond for Meadowbrook Phase 4 Section 2

SUBMITTED BY: Thomas S. Wolf, City Engineer

OVERVIEW:

- A maintenance bond is in place for Phase 4 Section 2 in the amount of \$12,018.00.
- Binder was put on road in November 2013; roads were final topped in October 2015.
- All certificates of satisfaction have been signed off on by Public Works department staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-110 to recommend acceptance and dedication of road rights-of-way and public improvements for Meadowbrook Phase 4 Section 2
- Approve PC Resolution 16-111 to release the performance bond for Meadowbrook Phase 4 Section 2

**RESOLUTION 16-110 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
MEADOWBROOK PHASE 4 SECTION 2**

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

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

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

WHEREAS, release of said maintenance bond 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 Meadowbrook Phase 4 Section 2 in the amount of \$12,018.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Meadowbrook Phase 4 Section 2 in the amount of **\$12,018.00** is hereby approved

Passed and adopted this 10th day of October, 2016

Paul Downing, Chairman

Dara Sanders, Secretary

**RESOLUTION 16-111 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
MEADOWBROOK PHASE 4 SECTION 2**

WHEREAS, Cornerstone Land Company has a recorded Final Plat for Meadowbrook Phase 4 Section 2 in Maury County Plat Book P20, Page 47 & 48; 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 Meadowbrook Phase 4 Section 2 as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 10th day of October, 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.

Darnell Bryson
City of Spring Hill Utility Inspector (signature)

Darnell Bryson
Printed name:

Approved By:

Jeff Foster
Jeff Foster, Director of Public Works

Thomas S. Wolf
Thomas S. Wolf, City Engineer

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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

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City of Spring Hill
Planning Commission

DATE: September 19, 2016

REQUEST: Recommend acceptance and dedication of road rights-of-way and public improvements for Meadowbrook Phase 4 Section 3

Release the maintenance bond for Meadowbrook Phase 4 Section 3

SUBMITTED BY: Thomas S. Wolf, City Engineer

OVERVIEW:

- A maintenance bond is in place for Phase 4 Section 3 in the amount of \$10,626.00.
- Binder was put on road in April 2014; roads were final topped in October 2015.
- All certificates of satisfaction have been signed off on by Public Works department staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-112 to recommend acceptance and dedication of road rights-of-way and public improvements for Meadowbrook Phase 4 Section 3
- Approve PC Resolution 16-113 to release the performance bond for Meadowbrook Phase 4 Section 3

**RESOLUTION 16-112 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
MEADOWBROOK PHASE 4 SECTION 3**

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

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

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

WHEREAS, release of said maintenance bond 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 Meadowbrook Phase 4 Section 3 in the amount of \$10,626.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Meadowbrook Phase 4 Section 3 in the amount of **\$10,626.00** is hereby approved

Passed and adopted this 10th day of October, 2016

Paul Downing, Chairman

Dara Sanders, Secretary

**RESOLUTION 16-113 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
MEADOWBROOK PHASE 4 SECTION 3**

WHEREAS, Cornerstone Land Company has a recorded Final Plat for Meadowbrook Phase 4 Section 3 in Maury County Plat Book P20, Page 173 & 174; 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 Meadowbrook Phase 4 Section 3 as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 10th day of October, 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.

Darnell Bryson

City of Spring Hill Utility Inspector (signature)

Darnell Bryson

Printed name:

Approved By:

Jeff Foster
Jeff Foster, Director of Public Works

Thomas S. Wolf
Thomas S. Wolf, City Engineer

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CERTIFICATE OF SATISFACTORY COMPLETION

June 20, 2016

Cornerstone Land Company

Meadowbrook

Phase 4 Section 3

Development Name: Meadowbrook
Phase or Section of Construction: Phase 4 Section 3
Public Improvements: Final Topping

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

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

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

Darrell Bryson
City of Spring Hill Utility Inspector (signature)

Darrell Bryson
Printed name:

Approved By:

Jeff Foster
Jeff Foster, Director of Public Works

Thomas S. Wolf
Thomas S. Wolf, City Engineer

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Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: September 26, 2016
SUBJECT: PPL 228-2016 (Southern Springs)

PPL 228-2016: Submitted by ESP Associates for Southern Springs Phase 3 and 6. The property is zoned B-1 Office and Limited Retail and contains approximately 90.97 acres. The applicant requests preliminary plat approval for 111 single family residential lots.

Property description: This property is located southwest of Kedron Road and Saturn Parkway. In 2015, the Planning Commission approved a sketch plat for the Southern Springs neighborhood for 602 single-family residential lots and associated infrastructure and improvements. In 2016, the Planning Commission approved preliminary and final plat applications for phases one and two.

Request: The applicant requests preliminary plat approval for phases three and six to include 111 single-family residential lots.

Landscaping: The zoning and sketch plat approval for Southern Springs required substantial landscape buffers along Denning Lane and the historic Oaklawn Plantation. Staff requested a detailed landscape plan for the buffers at the staff review meeting. This information has not been submitted. The landscape plan included in the preliminary plat packet indicates the proposed landscaping along streets and around detention facilities.

The Planning Commission discussed the absence of a landscape plan for the required buffer areas with the preliminary plat applications for phases one and two. Ultimately, the plats were approved with the condition of approval that the landscape plan be approved administratively by staff before permits were issued. The administrative approval process was again lengthy and time consuming due to submittal of plans that did not correspond with the conceptual landscape cross section approved and required by the Planning Commission. In an effort to avoid additional burden on the staff and to provide the required information for Planning Commission approval, staff requests that the landscape plan provide the details for the buffer yard prior to being added to the Planning Commission voting meeting.

Streets and sidewalk: The street and sidewalk layout is in compliance with that of the approved sketch plat.

Bulk and area requirements: Based on staff's initial review, the proposed lots are compliant with the bulk and area criteria of the underlying zoning district.

Engineering Comments:

1. Show ADA ramps and standard detail per City standard (brick red color)
2. Show roadway and cul-d-sac dimensions on plat
3. Pavement Note #2 needs to include prime coat
4. Show roadway dimensions
5. Show cul-d-sac radii
6. Show 20' PUDE's
7. Show size and material of storm pipe on each section of pipe (not a table)
8. Include a note stating that HOA is responsible for maintenance of all open space, detention/retention and drainage easements

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: September 26, 2016
SUBJECT: CCP 248-2016 (Shirebrook Phase 2)

CCP 248-2016: Submitted by Anderson, Delk, Epps & Associates, Inc. for Shirebrook Phase 2. The property is zoned B-4 (Central Business District) and contains approximately 3.422 acres. The applicant requests concurrent plat approval for 36 single family residential townhome lots.

Property description and history: This property is located south of Commonwealth Drive and east of U.S. 31. In July of 2015, the Planning Commission approved a site plan for 98 townhomes and associated infrastructure. In April, 2016 the Planning Commission approved the concurrent plat of phase 1 of this development with standard conditions.

Request: The property owner requests concurrent plat approval of 36 townhome lots. A concurrent plat combines the preliminary plat and final plat applications into one and is permitted when a property is to be subdivided into more than four lots and the existing and new parcels do not require construction of new infrastructure. Because infrastructure improvements have been approved with the site plan application, staff has determined that the subdivision of land for the property would be appropriately accommodated through a concurrent plat application.

Streets and sidewalk: The street and sidewalk improvements required for this phase are adequately addressed on this concurrent plat.

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

Engineering Comments:

No Comments

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: September 26, 2016
SUBJECT: SKP 249-2016 (Lot 4 Reserve Commercial)

SKP 249-2016: Submitted by Anderson, Delk, Epps and Associates for property located on Reserve Boulevard. The property is zoned B-4, Central Business District, and contains approximately 2.024 acres. The applicant requests sketch plan approval for a one commercial lot with two separate commercial buildings.

Property description and history: This property is located on the south side of Reserve Boulevard west of Port Royal Road. The site is currently covered in grass, shrubs and small trees.

Request: The applicant requests sketch plan approval of two 12,000 square foot commercial buildings (one one-story building and one two-story building) and associated facilities at the site to be completed in two phases.

Streets and sidewalk: Reserve Boulevard (an Arterial) is an improved two-lane street with curb, gutter, and sidewalk. Based on the information provided by the applicant, current right-of-way is 30' from centerline on the north half of the street and 35' from centerline on the south side of the street. The applicant indicates a 2.5' right-of-way dedication on the south side of the street which brings the right-of-way on the south side of the street to 37.5'. Pursuant to the Major Thoroughfare Plan (MTP) requirements, a minimum of 47.5' of right-of-way is required from the centerline.

Access: The applicant proposes one 25' access drive onto Reserve Boulevard that appears to align with Prince Street on the north side of Reserve Boulevard.

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

Building design: The applicant proposes one one-story building and one two-story building to be built in two phases. Both buildings are indicated as being 12,000 square feet. Elevations provided indicate brick and stone as the building materials.

Landscaping and buffering: The plan indicates a low landscape buffer at the northern and southern ends of the property. Additionally, it indicates the other areas of the site that will be landscaped but does not provide details about the type of landscape material to be used.

Parking and loading: The applicant proposes 133 parking spaces. The plans indicate that, according to the City's zoning ordinance, 126 spaces are required. Staff finds that the parking requirements, when compared with the square footages of the proposed uses are adequate, however, without knowing the number of employees that will occupy the buildings, determination of the parking requirements is impossible. The plan shows provisions for 8 bicycle parking spaces.

Engineering Comments:

1. Show ADA ramps at driveway
2. Provide retaining wall design
3. Provide photometric sheet, truck turning movements sheet
4. Provide detail showing AC sections
5. Show proposed detention areas

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: September 26, 2016
SUBJECT: FPL 250-2016 (Wade's Grove Section 17A)

FPL 250-2016: Submitted by Stanford & Associates for Wade's Grove, Section 17A. The property is zoned R-2, PUD (Planned Unit Development) and contains approximately 9.95 acres. The applicant requests final plat approval for 24 single-family residential lots.

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

Request: The applicant requests final plat approval of 24 single-family residential lots and associated open space.

Streets and sidewalk: All streets include 5' sidewalks on both sides of the street.

Chapman's Crossing is indicated in the Major Thoroughfare Plan as a required local street connection.

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

Bicycle and Greenway: Aeon Creek and an associated tributary traverse through the property, and the Bicycle and Greenway Plan recommends a greenway connection for both. Staff requested that lot 662 be dedicated with public access easements for the full extent of the stream buffers for the purpose of a future greenway connection. After discussion at the staff review meeting this request has been accommodated on the final plat, being shown on the map and referenced in the notes on the plat

Engineering Comments:

1. Show PUDE's
2. Make bond applications

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: September 26, 2016
SUBJECT: FPL 251-2016 (Wade's Grove, Section 15A)

FPL 251-2016: Submitted by Stanford & Associates for Wade's Grove, Section 15A. The property is zoned R-2, PUD (Planned Unit Development) and contains approximately 12.96 acres. The applicant requests final plat approval for 29 single-family residential lots.

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

Request: The applicant requests preliminary plat approval of 29 single-family residential lots and associated open space.

Streets and sidewalk: A five-foot sidewalk is shown on both sides of all streets except Chapman's Crossing. Previous drafts of this plat indicated the presence of a sidewalk on the west side of Chapman's Crossing. This must be corrected prior to plat approval.

Chapman's Crossing is indicated as a required local street connection in the Major Thoroughfare Plan.

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

Bicycle and Greenway: Aeonon Creek and an associated tributary traverse through the property, and the Bicycle and Greenway Plan recommends a greenway connection for both. Staff requested that lots 663 and 664 be dedicated with public access easements for the full extent of the stream buffers for the purpose of a future greenway connection. Following discussion at the staff review meeting this request has been accommodated is reflected on the map and in the notes on the plat.

Engineering Comments:
No Comments

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: September 26, 2016
SUBJECT: PPL 252-2016 (Wades Grove)

PPL 252-2016: Submitted by Stanford and Associates, Inc for Wades Grove, Section 18. The property is zoned R-2 (Medium Density Residential) PUD and contains approximately 25.53 acres. The applicant requests Preliminary Plat approval for 79 single family residential lots.

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

Request: The applicant requests preliminary plat approval for phases three and six to include 79 single-family residential lots.

As indicated in the attached approved master development plan, the applicant was granted approval for 113 single-family residences in this area. The number has reduced due to a minor modification of the street network within this phase to increase connectivity.

Landscaping: Buffering and landscaping was not required with the master development plan approval of Wades Grove.

Bulk and area requirements: Based on staff's initial review, the proposed lots are compliant with the bulk and area criteria of the underlying zoning district.

Engineering Comments:

1. Show 5' sidewalks and ADA ramps (and Std detail with truncated domes)
2. Show PUDE's
3. Provide retaining wall design
4. Construction drawings should include a note stating the HOA is responsible for maintenance on all "Special Ditches"

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: September 26, 2016
SUBJECT: STP 253-2016 (Slim Chickens)

STP 253-2016: Submitted by Carlson Consulting Engineers, Inc for property located at 4841 Main Street. The property is zoned B-4 Central Business District and contains approximately 1.01 acres. The applicant requests site plan approval for a 3,818 s/f restaurant.

Property description: This vacant property is located on Main Street, south of Spring Hill Circle and north of Wilkes Lane. The property to the north is developed for a Starbucks, and the property to the south is undeveloped. The Tanyard Springs neighborhood adjoins the west property line.

Request: The applicant requests site plan approval for a drive thru restaurant containing 3,818 square feet and 47 parking spaces.

Access: The applicant proposes one limited shared driveway at the south property line and to connect to a cross access drive to the north. The new driveway onto Main Street is proposed to be limited to right-in/right-out only and is shown in a "T" configuration. Staff is not in support of this driveway configuration. This configuration has proven to increase vehicular congestion on the site and in the public right-of-way, particularly with uses associated with a high volume of traffic, such as a drive thru restaurant. One example of this scenario is the driveway to the north of the subject property.

Staff recommends a continuous drive aisle along the shared property line with an associated access easement.

Engineering and Public Works:

1. Provide truck turning and photometric sheets
2. Coordinate all water and sewer with designated City Representative

Landscaping: The applicant proposes to plant the required landscape buffer along the west property line with a combination of pine and cedar trees.

Streets and sidewalk: Main Street is designated as an Arterial in the Major Thoroughfare Plan and requires a minimum of 47.5 feet of right-of-way from centerline. Right-of-way dedication will be required. The applicant has added a dedicated right-turn lane along the property's frontage since the initial application submittal.

Parking: Based on staff's calculation, sufficient parking is proposed. The parking data table must be updated to include the parking ratio and the number of spaces proposed.

Building design: The proposed one-story building is designed with fiber cement board, glass, and brick.

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: September 26, 2016
SUBJECT: PUD 254-2016 (Villages at Harvest Point)

PUD 254-2016: Submitted by Littlejohn for The Villages at Harvest Point. The property is zoned R-2 Medium Density Residential PUD, Planned Unit Development and contains approximately 265 acres. The applicant requests final development plan approval for 557 single family residential lots and 234 multi-family residential townhomes.

Property description and history: This property is located southwest of Cleburne Road and Beechcroft Road. In August of 2016, the Board of Mayor and Aldermen approved a request to rezone the parent tract, containing more than 473 acres, from R-2 to Planned Unit Development (PUD) in order to allow for a mixed-use development of single-family homes, townhomes, and a live-work village with nonresidential uses. This area of the project boundary is adjacent to Spring Hill Middle School, and a creek traverses the entire west side of the property.

Request: The applicant requests final development plan approval of a portion of the overall PUD to include 557 single-family lots, 234 townhome lots, and the village square. Construction plans have not been submitted for utilities, streets, parking areas, and other associated infrastructure; therefore, this does not grant construction approval. Planning Commission approval of a preliminary plat application will be required prior to construction.

Final Master Development Plan requirements: The application for final approval shall be sufficiently detailed to indicate the ultimate operation and appearance of the development or portion thereof and shall include, but not be limited to, the following:

2.4(3.1) Final development plan indicating:

- (a) The anticipated finished topography of the area involved (contours at vertical intervals of not more than five (5) feet).
- (b) A circulation diagram indicating the proposed movement of vehicles, goods, and pedestrians within the planned unit development and to and from existing thoroughfares. This shall specifically include: Width of proposed streets; a plan of any sidewalks or proposed pedestrian ways; and any special engineering features and traffic regulation devices needed to facilitate or insure the safety of circulation pattern.
- (c) An off-street parking and loading plan indicating ground coverage of parking areas.
- (d) Areas proposed to be conveyed, dedicated or reserved for parks, parkways, and other public or semi-public open space uses, including any improvements which are to be deeded as part of any common use area.
- (e) Information regarding the physical characteristics of the surrounding area and developments within three hundred (300) feet of the proposed planned unit development.
- (f) A plot plan for each building site and common open area, showing the approximate location of all buildings, structures, and improvements and indicating the open spaces around buildings and structures.
- (g) The location, dimension and area of buffer yards, if any.

(h) A plan for proposed utilities, including sewers (both sanitary and storm), gas lines, water lines, fire hydrants and electric lines showing proposed connections to existing utility systems.

- 2.4(3.2) A plan showing the use, height, bulk, and location of all buildings and other structures. Any drawings used to meet this requirement need not be the result of final architectural decisions and need not be in detail.
- 2.4(3.3) A generalized land use map and a tabulation of land area to be devoted to various uses and activities.
- 2.4(3.4) A tabulation of proposed densities to be allocated to various parts of the area to be developed.
- 2.4(3.5) A plan which indicates the location, function, and ownership of all open spaces, excepting those open spaces included in fee simple lots.
- 2.4(3.6) Final drafts of all proposed covenants and grants of easement (particularly those pertaining to common open space).

The majority of this information has been submitted, except a plan showing the use, height, bulk, and location of the live-work village.

Engineering Comments:

1. Need full cul-d-sac radii to confirm fire truck turning capability (or turning movement sheet)
2. Show ADA ramps
3. Recommend private alleys have 20' pavement
4. Show all roadway dimensions and provide AC sections

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: September 26, 2016
SUBJECT: FPL 255-2016 (Crooked Creek Section 1)

FPL 255-2016: Submitted by WES Engineers & Surveyors for property located east of Port Royal Road at Rice Road and Beverly Road. The property is zoned R-2, Medium Density Residential, and contains 20 lots on approximately 7.98 acres.

Property description and history: This property is located northeast of the intersection of Kedron Road and Port Royal Road, north of the Royalton Woods Subdivision. Crooked Creek traverses the northern portion of the subject property, and a Tennessee Valley Authority (TVA) easement traverses the southern portion of the property.

The Planning Commission approved a sketch plan for the subject property in 2013 but denied a preliminary plat application for the first phase of the approved sketch plan. The meeting minutes reflect that the basis for denial was "concerns over Rice Road".

With impending changes to the alignment of Rice Road in the update of the Major Thoroughfare Plan, the applicant submitted a new sketch plan application for approval, which was approved by the Planning Commission in May, 2015.

Preliminary plat approval was granted by the Planning Commission in June, 2015.

Request: The applicant requests approval of a preliminary plat application for 20 single-family residential lots, one of which is unbuildable due to the presence of a lift station, for Section 1 of the development.

Streets and sidewalks: The plat extends Beverly Court to the north, terminating in a cul-de-sac, and adds two new local stub streets to the east. At the staff review meeting it was brought to the applicant's attention that several items needed to be addressed. Sidewalk width, right-of-way width and a 20' wide public access easement all needed to be shown on the final plat. These items have been addressed.

Engineering Comments:

1. Show ADA ramps
2. Bond applications

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: September 26, 2016
SUBJECT: FPL 256-2016 (Brixworth Phase 4, Section 1)

FPL 256-2016: Submitted by WES Engineers & Land Surveyors for Brixworth Phase 4, Section 1. The property is zoned R-2, Medium Density Residential, and contains 14.42 acres. The applicant requests final plat approval for 35 single family residential lots.

Property description and history: This property is located southwest of the intersection of Buckner Road and Buckner Lane, west of Brixworth Phase III. On November 9th, 2015, the Planning Commission approved a Neighborhood Concept Plan (NCP 107-2015) for the subject property and granted a variance from the right-of-way dedication requirement for Stewart Campbell Point (Collector Street) to allow for 60 feet of right-of-way dedication instead of the required 75 feet.

Request: The applicant requests final plat approval for 35 single family residential lots.

Streets and sidewalk: It was noted at the staff review meeting that right-of-way width and sidewalk width were not indicated on the final plat. These omissions have been corrected.

Bulk and area requirements: Based on staff's review, the proposal appears to be compliant with the bulk and area requirements of the R-2, Medium Density, zoning district.

Bicycle and Greenway: The previously approved neighborhood concept plan and preliminary plat were submitted after the adoption of the Bicycle and Greenway Plan and are subject to its criteria. It was noted at the staff review meeting that there were no provisions for a bike lane on Stewart Campbell Pointe. This omission has been corrected.

Engineering Comments:

1. Show ADA ramps
2. Show PUDE easement for sewer line between lots
3. Make bond applications

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: September 26, 2016
SUBJECT: FPL 257-2016 (Brixworth Phase 4, Section 2)

FPL 257-2016: Submitted by WES Engineers & Land Surveyors for Brixworth Phase 4, Section 2. The property is zoned R-2, Medium Density Residential, and contains 21.08 acres. The applicant requests final plat approval for 49 single family residential lots.

Property description and history: This property is located southwest of the intersection of Buckner Road and Buckner Lane, west of Brixworth Phase III. On November 9th, 2015, the Planning Commission approved a Neighborhood Concept Plan (NCP 107-2015) for the subject property and granted a variance from the right-of-way dedication requirement for Stewart Campbell Point (Collector Street) to allow for 60 feet of right-of-way dedication instead of the required 75 feet.

Request: The applicant requests final plat approval for 35 single family residential lots.

Streets and sidewalk: It was noted at the staff review meeting that right-of-way width and sidewalk width were not indicated on the final plat. These omissions have been corrected.

Bulk and area requirements: Based on staff's review, the proposal appears to be compliant with the bulk and area requirements of the R-2, Medium Density, zoning district.

Engineering Comments:

1. Show ADA ramps
2. Show PUDE easement for sewer line between lots
3. Make bond applications

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: September 26, 2016
SUBJECT: STP 259-2016 (Southern Springs Amenities Center)

STP 259-2016: Submitted by ESP Associates for Southern Springs Phase 3. The property is zoned B-1 Office and Limited Retail and contains approximately 10.6 acres. The applicant requests Site plan approval for 17,814 s/f amenity center.

Property description and history: This property is located southwest of Kedron Road and Saturn Parkway. In 2015, the Planning Commission approved a sketch plat for the Southern Springs neighborhood for 602 single-family residential lots and associated infrastructure and improvements. In 2016, the Planning Commission approved preliminary and final plat applications for phases one and two.

Request: The applicant requests site plan approval for the amenities center located within Phase 6 of the project. This area is accompanied by tennis courts, pickleball courts, and associated parking for both vehicles and golf carts.

Streets and sidewalk: The site will be accessed from both Southern Springs Parkway and Del Webb Boulevard.

Building design: The applicant has submitted a colored rendering of all sides of the building. Staff cannot determine compliance with the City's design regulations until the materials of the building have been identified.

Engineering Comments:

1. Provide truck turning movement and photometric sheets
2. All storm water pipe included on the plans is to be 18" minimum. RCP under all roads or paved areas. HDPE, HDPP, or RCP can be used in turf areas. All Storm Water structures are to be concrete as per the city specs.
3. Coordinate all water and sewer with designated City Representative

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: September 26, 2016
SUBJECT: PPL 260-2016 (Slayton Cove)

PPL 260-2016: Submitted by Mullins, LLC for Slayton Cove. The property is zoned R2, Medium Density and R-4, High Density Residential and contains approximately 49.8 acres. The applicant requests preliminary plat approval for 116 single family residential lots.

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

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

In July of 2016, the Planning Commission approved a neighborhood concept plan (NCP 227-2016) for Slayton Cove including a combination of attached and detached lots for a total of 175 dwelling units with conditions of approval related to phasing, timing, and infrastructure improvements.

Request: The applicant requests preliminary plat approval for phase one to include 85 single family residential lots and associated infrastructure and open space. Pursuant to the conditions of approval, no preliminary plat may be submitted until the applicant coordinates with TDOT to obtain approval for the new intersection with Duplex. The applicant has begun that process. Additionally, only the first phase of the project is eligible for preliminary plat consideration at this time.

Bicycle and greenway plan: A greenway is shown along the western portion of phase one. Please submit construction and signage details.

Streets and sidewalk: Pursuant to NCP 227-2016, Port Royal Road is required to be improved with phase one to include dedicated left turn lanes. Staff has also recommended that the southbound lane of Port Royal Road be improved to collector street standards for the extent of the property's frontage. The applicant has incorporated this recommendation in the plat presented to the Planning Commission in addition to sidewalk construction along Port Royal Road.

The applicant proposes to construct local streets with sidewalk on both sides of the street through the new development, in accordance with NCP 227-2016.

Engineering Comments:

1. Show roadway and sidewalk dimensions and street names
2. Show PUDE's
3. Confirm offsite improvements to Port Royal

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: September 26, 2016
SUBJECT: ADM 247-2016 (Telecommunication towers)

ADM 247-2016: Submitted by the Planning Department. The proposal is to amend the Zoning Ordinance to adopt provision for telecommunication towers.

Proposal: The Planning Department was directed by the Mayor and City Administration to draft provisions to govern new telecommunications towers in Spring Hill. There are a variety of different types of telecommunications towers and various levels of provisions that have been adopted in Tennessee.

Staff has proposed minimal provisions that would govern the tower height, tower design, and the submittal information that must be provided when a property owner/applicant is proposing a new site. The details of the proposal are attached to this report, and below is a summary of staff's proposal:

Section	Proposal
Article IV, Section 8.1	Require that all new telecommunication towers or structures obtain Planning Commission approval of a site plan application prior to construction
Article IV, Section 21	Add a new section outlining the requirements of telecommunication towers or structures
	List new AM, FM, and television towers as exempt from these regulations
	Limit new towers to 200 feet in height and require stealth towers (see attached exhibit)
	Require information indicating the tower specifications, identifying existing surrounding towers, justifying the need for an additional tower, and showing the fall zone should the tower collapse
	Adopt an abandonment clause that authorizes the City to require the removal of abandoned towers

Monopole



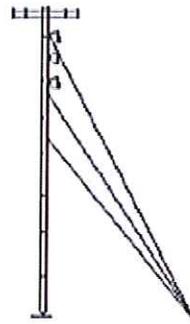
100–200 feet tall

Self-Supporting



100–400 feet tall

Guyed



100–2,150 feet tall



Monopole tower



Lattice tower



Stealth "flagpole" tower



Guyed tower

Article IV, General Provisions

Section 8.1, Development Categories

(b)(1)(e) Telecommunication towers or structures

Section 21, Telecommunication Towers or Structures

21.1 Purpose

The purpose of this section is to provide guidelines for the regulation of telecommunication towers, antennae and associated structures.

21.2 Definitions

As used in this ordinance, the following terms shall have the meanings set forth below:

(a) Antenna - An apparatus designed for telephone, data, radio, or television communications.

(b) Cell - The area served by one communication tower.

(c) Co-location - The use of one tower to support more than one wireless communications provider.

(d) FAA – The Federal Aviation Committee.

(e) FCC – The Federal Communications Committee.

(f) Stealth Tower - A tower constructed with concealed antennae and designed to blend in with its surroundings.

(g) Tower – Any structure designed to support one or more antennas.

21.3 Applicability

All new towers are subject to these regulations, except for the following:

(a) AM, FM and television towers.

(b) Pre-existing towers.

21.4 General Requirements

(a) Height: The maximum height of any tower shall not exceed 200 feet. Maximum height is measured from the finished grade of the base to the highest point of the tower, including any component that is placed at the top of the tower (ex. antennae, lightning rod, etc.)

(b) Aesthetics: All new towers shall be of stealth type construction. This requirement may be appealed to the Board of Zoning Appeals. The design of buildings and related structures at the tower site shall blend in with the natural surroundings or with surrounding structures.

(c) Co-location: To reduce the number of towers in the community, co-location is strongly encouraged.

(d) Lighting: Towers shall not be artificially lighted unless required by the FAA or other applicable authority.

(e) State and Federal Requirements: All towers must meet or exceed current standards and regulations of the FAA and FCC.

(f) Siting Preferences:

1. Co-location
2. Stealth tower design
3. Placement on existing structures

21.5 Submittal Requirements

The applicant must demonstrate why the chosen location is the most suitable site for the tower or why co-location is not possible. The following items must be submitted:

- (a) Tower specifications
- (b) Site plan
- (c) Landscape plan
- (d) Fencing plan
- (e) Location map indicating the proposed site and all existing towers within a five-mile radius
- (f) Co-location analysis
- (g) Fall zone analysis
- (h) Coverage and capacity map
- (i) FCC/FAA information
- (j) Antenna owner information

21.7 Abandonment

Any tower, not continuously operated for a period of six (6) months, shall be considered abandoned and the owner shall remove the tower within 90 days of notification.

Article XI, Exceptions and Modifications

Section 4, Exception of Height Limits – strike radio towers and transmission towers