

SPRING HILL
MUNICIPAL PLANNING COMMISSION
WORK SESSION AGENDA
Monday, October 24, 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, November 8, 2016 (both paper and electronic copies). Please take this time to silence all cell phones and electronic devices.

There will be a City Wide Town Hall meeting hosted by the Planning Consultant and Camiros, tomorrow October 25, 2016 at City Hall at 7:00pm to talk about updating our zoning and subdivision regulations. This will be the first of many opportunities to tell us what you think. You may contact the Planning Department if you would like additional information.

Bonds and Infrastructure to be considered

1. Resolution 16-115 Establish Maintenance Bond for Brixworth Ph 4 Sec 1
2. Resolution 16-116 Establish Performance Bond for Brixworth Ph 4 Sec 1
3. Resolution 16-117 Establish Maintenance Bond for Brixworth Ph 4 Sec 2
4. Resolution 16-118 Establish Performance Bond for Brixworth Ph 4 Sec 2
5. Resolution 16-119 Release Performance Letter Of Credit and Establish Maintenance Letter Of Credit for Willowvale Ph1
6. Resolution 16-120 Release Performance Letter Of Credit and Establish Maintenance Letter Of Credit for Willowvale Ph 2
7. Resolution 16-121 Release Maintenance Bond for Willowvale Ph 3
8. Resolution 16-122 Release Performance Letter Of Credit and Establish Maintenance Letter Of Credit for Willowvale Ph 3
9. Resolution 16-123 Release Performance Letter Of Credit and Establish Maintenance Letter Of Credit for The Arbors at Autumn Ridge Ph 5 & 6
10. Resolution 16-124 Release Performance Letter Of Credit and Establish Maintenance Letter Of Credit for The Arbors at Autumn Ridge Ph 7
11. Resolution 16-125 Dedication of Road ROW and Public Improvements In Benevento East Ph 2 Sec 1
12. Resolution 16-126 Release Letter Of Credit for Benevento East Ph 2 Sec 1
13. Resolution 16-127 Release Maintenance Bond for Benevento East Ph 2 Sec 2
14. Resolution 16-128 Release Maintenance Bond for Benevento East Ph 2 Sec 3
15. Resolution 16-129 Release Maintenance Bond for Benevento East Ph 2 Sec 4
16. Resolution 16-130 Release Maintenance Bond for Benevento East Ph 3 Sec 1
17. Discussion of release and reduction of existing bonds for Cobblestone Village Ph 1 Sec 4
18. Discussion of Tenneco Certificate of Occupancy (Project Cyclops)

New Business:

1. **FPL 264-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc for the Arbors at Autumn Ridge Phase 12. The property is zoned R-2 Medium Density, PUD, Planned Unit Development and contains approximately 4.73 acres. The applicant requests final plat approval for 16 single family residential lots. (Planner: Baughman)
2. **ADM 266-2016:** Submitted by Jeffery Harvey for property located at the corner of Miles Johnson Parkway and Main St. The property is zoned B-4 Central Business District and contains approximately 17.32 acres. The applicant requests approval for proposed amendments to Harvey Springs Commercial Preliminary Plat. (Planner: Sanders)
3. **RZN 268-2016:** Submitted by Brian King for property located at 804 Branham Hughes Circle (Tennessee Children's Home). The property is zoned B-2, Neighborhood Shopping District. The applicant requests rezoning approval from B-2 to Planned Zoning District. (Planner: Sanders)
4. **ADM 270-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc for property located at 4792 Main Street. The property is zoned B-4, Central Business District and contains approximately 1.96 acres. The applicant requests amendment of a condition of approval association with STP 157-2016. (Planner: Sanders)
5. **SKP 271-2016:** Submitted by David Craker for property located at 1035 Parkway Drive. The property is zoned M-1, Light Industrial, and contains approximately 2.4 acres. The applicant requests site plan approval for workshop and office tenant spaces. (Planner: Baughman)

Other Business

Round Table

Adjourn



City of Spring Hill
Planning Commission

DATE: October 18, 2016

REQUEST: Establish a maintenance bond and a performance bond for Brixworth Phase 4 Section 1

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

OVERVIEW:

- Final plat was approved by the Planning Commission on the October agenda.
- Developer has submitted application and corresponding documentation to establish bonds.

PC ACTION REQUESTED:

- Approve PC Resolution 16-115 to establish a maintenance bond for Brixworth Phase 4 Section 1
- Approve PC Resolution 16-116 to establish a performance bond for Brixworth Phase 4 Section 1

**RESOLUTION 16-115 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR
BRIXWORTH PHASE 4 SECTION 1**

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 35 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 **\$223,500.00**; 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 Brixworth Phase 4 Section 1 in the amount of **\$223,500.00**.

Passed and adopted this 14th day of November, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary

**RESOLUTION 16-116 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR
BRIXWORTH PHASE 4 SECTION 1**

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 35 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 **\$111,650.00**; 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 Brixworth Phase 4 Section 1 in the amount of **\$111,650.00**.

Passed and adopted this 14th day of November, 2016

Paul Downing, Chairman

Dara Sanders, Secretary

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



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

APPLICATION FOR SURETY

PROJECT NAME: BRIXWORTH PHASE PHASE: 4 SECTION: 1
OF LOTS APPROVED: 35 # OF LOTS REMAINING: _____
SURETY TYPE: MAINTENANCE PERFORMANCE RESTORATION
POSTED WITH: LETTER OF CREDIT PERFORMANCE BOND CASH Insurance Bond
SURETY AMOUNT \$ _____ EXPIRATION DATE _____
AUTOMATIC RENEWAL CLAUSE INCLUDED WITH SURETY Y/N _____
PURPOSE OF SURETY: _____

NAME OF FINANCIAL INSTITUTION: National Bank of Commerce
CONTACT PERSON: Heidi Jones EMAIL: hjones@nationalbankofcommerce.com
ADDRESS: 115 Meridian Street CITY, STATE, ZIP: Huntsville AL 35801
PHONE NUMBER: 256 544 7603 FAX NUMBER: 256 544 7601

NAME OF OWNER/DEVELOPER OR REPRESENTATIVE: SMART LIVING LLC
ADDRESS: 2101 CLAYTON AVE W SUITE 201 CITY, STATE, ZIP: HUNTSVILLE AL
PHONE NUMBER: 615-878-6171 FAX NUMBER: 35805
EMAIL: DAVID@DAVIDBUSCHMANAL.COM

ACTION REQUEST

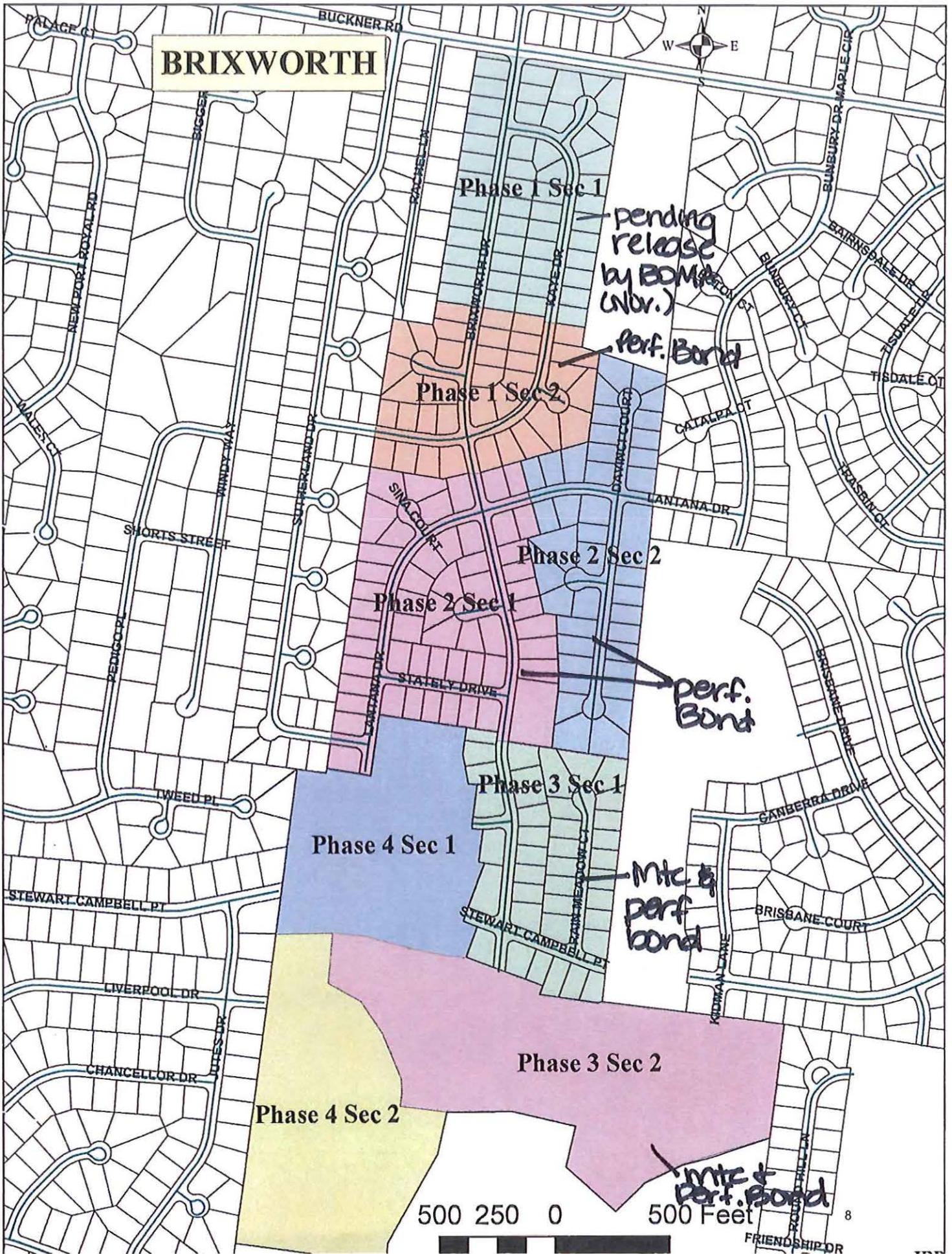
(WE) REQUEST THAT THE FOLLOWING ACTION BE TAKEN:

- 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: _____



Applicant Signature / Date 10/1/16





City of Spring Hill
Planning Commission

DATE: October 18, 2016

REQUEST: Establish a maintenance bond and a performance bond for Brixworth Phase 4 Section 2

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

OVERVIEW:

- Final plat was approved by the Planning Commission on the October agenda.
- Developer has submitted application and corresponding documentation to establish bonds.

PC ACTION REQUESTED:

- Approve PC Resolution 16-117 to establish a maintenance bond for Brixworth Phase 4 Section 2
- Approve PC Resolution 16-118 to establish a performance bond for Brixworth Phase 4 Section 2

**RESOLUTION 16-117 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR
BRIXWORTH PHASE 4 SECTION 2**

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

WHEREAS, the Maintenance Bond is guaranteeing the workmanship and materials of certain improvements existing on 49 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 **\$303,000.00**; 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 Brixworth Phase 4 Section 2 in the amount of **\$303,000.00**.

Passed and adopted this 14th day of November, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary

**RESOLUTION 16-118 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR
BRIXWORTH PHASE 4 SECTION 2**

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

WHEREAS, the Performance Bond is guaranteeing the construction of certain improvements on 49 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 **\$131,670.00**; 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 Brixworth Phase 4 Section 2 in the amount of **\$131,670.00**.

Passed and adopted this 14th day of November, 2016

Paul Downing, Chairman

Dara Sanders, Secretary



Utility Information Sheet

Development BRIXWORTH

Phase 4 Section 2 #of lots 49

Cost to install Utility's (Performance Bond)

Signage \$ 4,200.00

Street Lights \$ 9,500.00

Sidewalks (feet) 5,500 LF

Sidewalks (cost) \$ 43,000.00

Road linear feet 2,800 LF

Road width 24'

Final Asphalt Topping cost \$63,000.00

TOTAL COST = \$119,700.00

10% OF TOTAL COST = \$11,970.00

TOTAL BOND AMOUNT = \$131,670.00

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



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

APPLICATION FOR SURETY

PROJECT NAME: BRIXWORTH PHASE: 4 SECTION 2
OF LOTS APPROVED: 49 # OF LOTS REMAINING: _____
SURETY TYPE: MAINTENANCE PERFORMANCE RESTORATION
POSTED WITH: LETTER OF CREDIT PERFORMANCE BOND CASH Insurance Bond
SURETY AMOUNT: \$ _____ EXPIRATION DATE _____
AUTOMATIC RENEWAL CLAUSE INCLUDED WITH SURETY Y / N

PURPOSE OF SURETY _____

NAME OF FINANCIAL INSTITUTION: National Bank of Commerce
CONTACT PERSON: Heidi Jones E-MAIL: hjones@nationalbankofcommerce.com
ADDRESS: 115 Meridian St CITY, STATE, ZIP: Huntsville AL 35801
PHONE NUMBER: 256 564 7603 FAX NUMBER: 256 564 7601

NAME OF OWNER/DEVELOPER OR REPRESENTATIVE: SMART LINK 6 LLC
ADDRESS: 201 CLINTON AVE W/SUITE 201 CITY, STATE, ZIP: Huntsville AL 35805
PHONE NUMBER: 615-858-6171 FAX NUMBER _____
EMAIL: DAVID@DAVIDBUSCHMANN.COM

ACTION REQUEST

(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 _____


Applicant Signature / Date 10/1/14

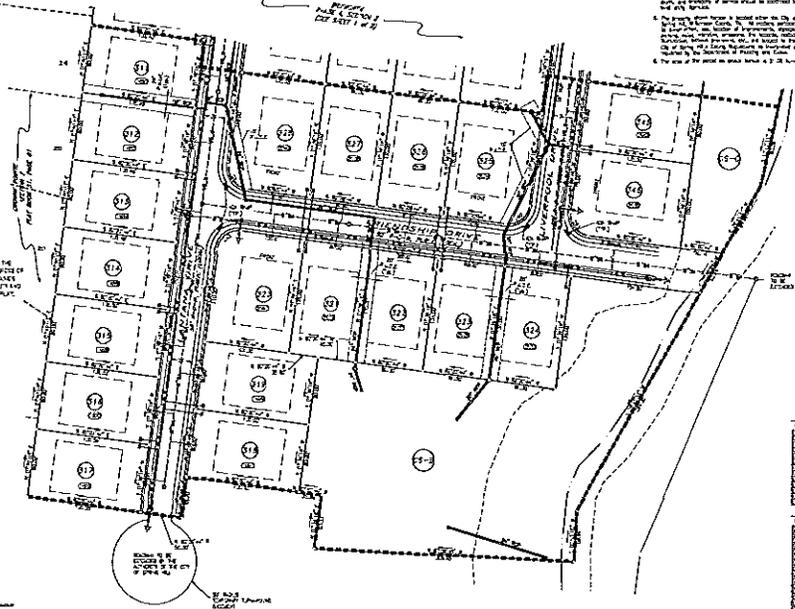


TERMINAL GRID 20279
EFFECTIVE DATE: 08/28/2019

CONVERTIBLE

ORANGE PLAT
SECTION 1
PAGE 20 OF 20

PROPERTY
PAGE 1 SECTION 1
PAGE 1 OF 1



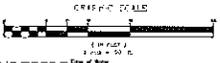
OPEN SPACE NOTE:
ALL OPEN SPACE TO BE SET ASIDE IN THE
HEAVY GRASSLANDS ZONING DISTRICT FOR THE PURPOSES OF
NATURAL AND CULTURAL SCIENCE SPECIES
RESEARCH AND MONITORING. THE OPEN SPACE SHALL BE
MAINTAINED AS OPEN SPACE PER THE CITY OF
DALLAS ORDINANCE 51-22, 2004, IN THE PLAT.

OWNER/DEVELOPER:
2311 LANTANA WOODS DRIVE, SUITE 201
MCKINNEY, TX 75069
TEL: 972-561-1234

DEVELOPER'S ASSURANCE:
I, the undersigned, hereby certify that the information
provided herein is true and correct to the best of my
knowledge and belief, and that I am not aware of any
facts or circumstances which would make the
information provided herein false or misleading.

Legend table with columns for symbol and description. Includes symbols for lot lines, easements, utility lines, and other features.

Purpose:
The purpose of this plat is to create 24
divided lots for residential use.



- 1. The plat is subject to the City of Dallas Ordinance 51-22, 2004, which requires that all open space be set aside for natural and cultural science species research and monitoring.
- 2. The plat is subject to the City of Dallas Ordinance 51-22, 2004, which requires that all open space be set aside for natural and cultural science species research and monitoring.
- 3. The plat is subject to the City of Dallas Ordinance 51-22, 2004, which requires that all open space be set aside for natural and cultural science species research and monitoring.
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- 7. The plat is subject to the City of Dallas Ordinance 51-22, 2004, which requires that all open space be set aside for natural and cultural science species research and monitoring.
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- 11. The plat is subject to the City of Dallas Ordinance 51-22, 2004, which requires that all open space be set aside for natural and cultural science species research and monitoring.
- 12. The plat is subject to the City of Dallas Ordinance 51-22, 2004, which requires that all open space be set aside for natural and cultural science species research and monitoring.

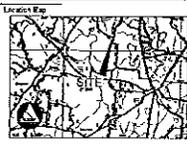


Table with columns: Lot No., Area (sq. ft.), Area (sq. m.), and Notes. Lists lot numbers 1 through 24 and their respective areas.

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SEE APPENDIX ON SHEET 1 OF 1

CERTIFICATE OF SURVEY
I, the undersigned, hereby certify that the information provided herein is true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which would make the information provided herein false or misleading.



WES E. ENGINEERS & SURVEYORS
11111 W. 11th Street, Suite 100
Dallas, Texas 75244
PHONE: 972-251-1111
FAX: 972-251-1112
WWW.WESENGINEERS.COM

FINAL PLAT
PROVISIONAL SUBSCRIPTION
PAGE 1, SECTION 1

Table with columns: Lot No., Area (sq. ft.), Area (sq. m.), and Notes. Lists lot numbers 1 through 24 and their respective areas.

BRIXWORTH



Phase 1 Sec 1

pending release by BOMA (Nbr.)

perf. Bond

Phase 1 Sec 2

Phase 2 Sec 2

perf. Bond

Phase 2 Sec 1

Phase 3 Sec 1

MTC & perf bond

Phase 4 Sec 1

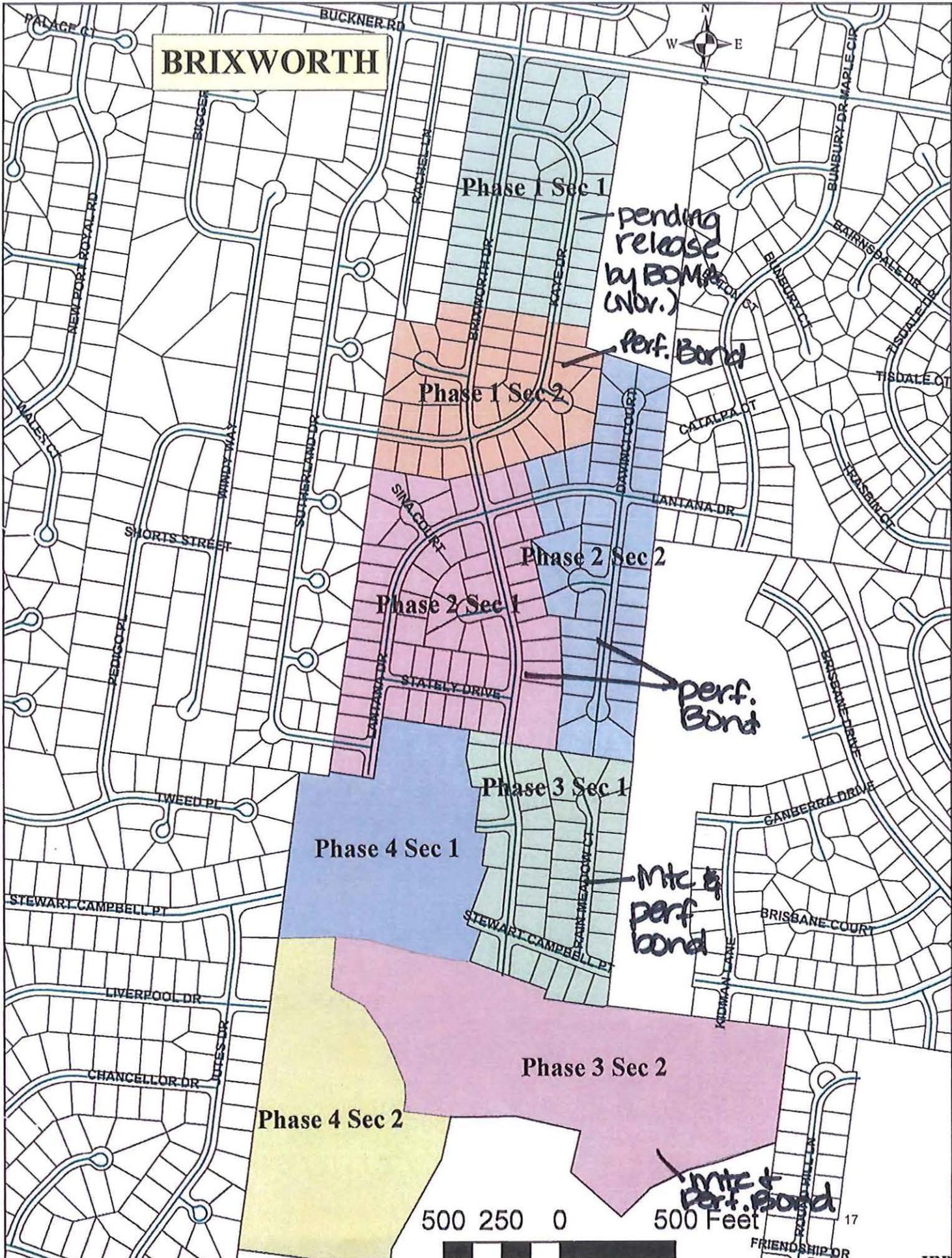
Phase 3 Sec 2

MTC & perf. bond

Phase 4 Sec 2

500 250 0

500 Feet





City of Spring Hill

Planning Commission

DATE: October 18, 2016

REQUEST: Release the existing performance letter of credit and establish as a maintenance letter of credit for Willowvale at Harvey Springs Phase 1

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

OVERVIEW:

- A performance letter of credit is currently in place for Willowvale at Harvey Springs Phase 1.
- Binder was installed in May 2007; final topping was installed in January 2016.
- All certificates of satisfaction have been signed by City staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-119 to release the existing performance letter of credit and establish as a maintenance letter of credit for Willowvale at Harvey Springs Phase 1

**RESOLUTION 16-119 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE EXISTING PERFORMANCE LETTER OF
CREDIT AND TO ESTABLISH AS A MAINTENANCE LETTER OF CREDIT FOR
WILLOWVALE AT HARVEY SPRINGS PHASE 1**

WHEREAS, a performance Letter of Credit is in place guaranteeing the completion of certain improvements for Willowvale at Harvey Springs Phase 1 in the amount of \$415,439.00; and

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

WHEREAS, to date, the improvements have been completed, final topping was placed in January 2016 and approved through inspections by the City and therefore a Maintenance Bond letter of credit is required; and

WHEREAS, a Maintenance letter of credit is guaranteeing the workmanship and materials of certain improvements for Willowvale at Harvey Springs Phase 1 and the repair of such should damage occur during covered period; and

WHEREAS, it is the recommendation of the City Engineer that the Letter of Credit in the amount of \$415,439.00 be reduced to 30% according to Section IV 4.3 Spring Hill Subdivision Regulations, establishing a Maintenance letter of credit in the amount of \$124,631.00 for a minimum of twelve (12) months; and

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that the existing letter of credit be reduced to establish a Maintenance letter of credit for Willowvale at Harvey Springs Phase 1 in the amount of \$124,631.00 is hereby approved.

Passed and adopted this 14th day of November, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

June 6, 2014

Beazer Homes

Willowvale @ Harvey Spring's

Phase 1

Development Name: Beazer Homes

Phase or Section of Construction: Willowvale @ Harvey Spring's Phase 1

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

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

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

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

Jackie Glenn
City of Spring Hill Utility Inspector (signature)

JACKIE GLENN

Printed name:

Approved By:

Jeff Foster 6-6-14
Jeff Foster, Director of Public Works

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

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



CERTIFICATE OF SATISFACTORY COMPLETION

October 11, 2016

Beazer Homes Corp

Willowvale at Harvey Springs

Section 1

Development Name: Willowvale at Harvey Springs

Phase or Section of Construction: 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.

Wayne Patterson
City of Spring Hill Utility Inspector (signature)

WAYNE PATTERSON

Printed name:

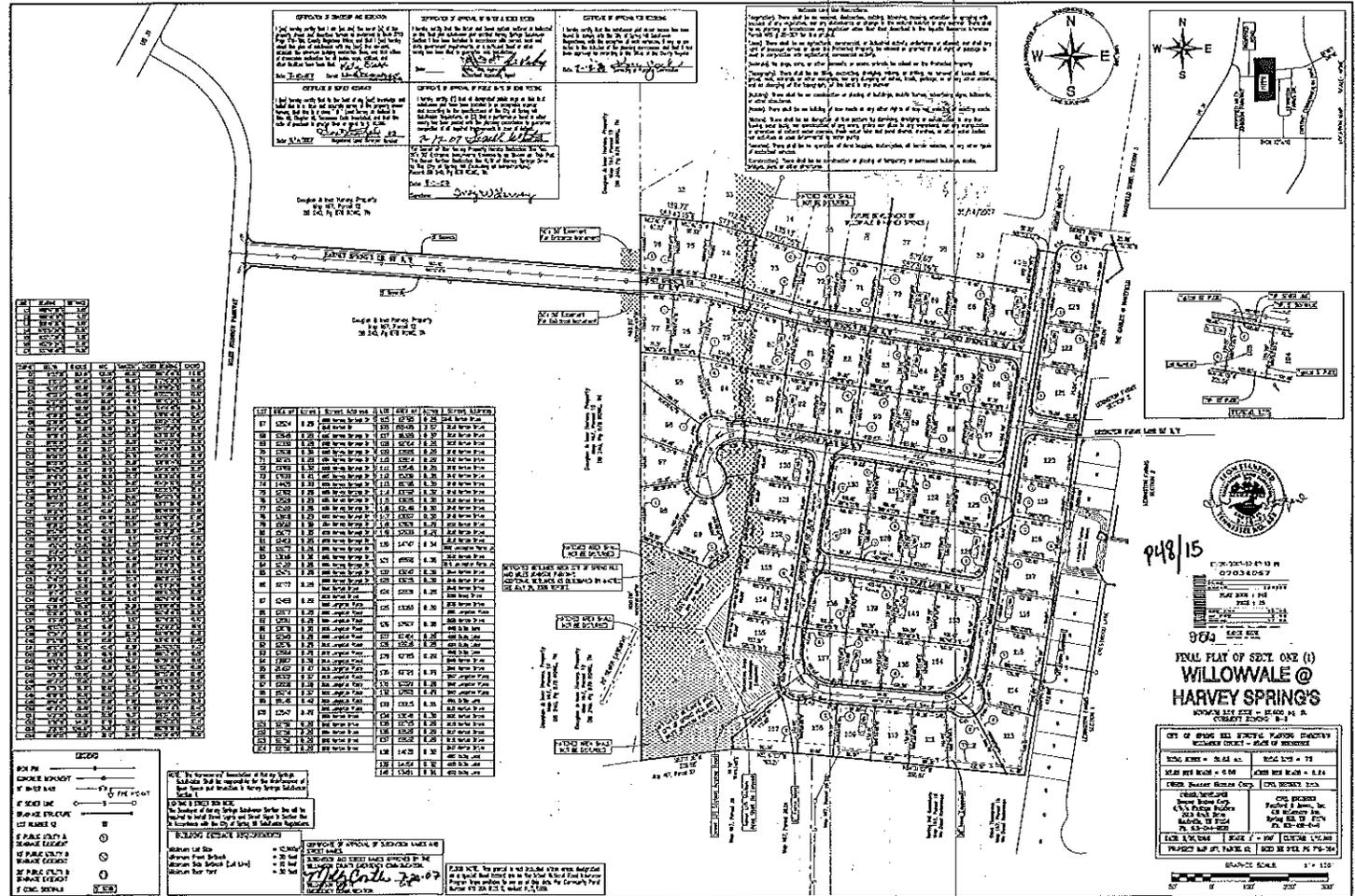
Approved By:

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

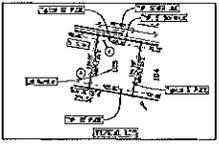
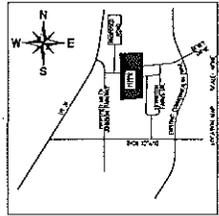
PHONE (931)486-2252 NASHVILLE LINE (615)248-6307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516



APPROVED BY SPECIAL ORDER
 I hereby certify that the plan and specifications for the subdivision of the land shown on the attached plan and specifications are in accordance with the provisions of the Subdivision Act, 1988, and the provisions of the Local Government Act, 1995, and that the plan and specifications are in accordance with the provisions of the Subdivision Act, 1988, and the provisions of the Local Government Act, 1995, and that the plan and specifications are in accordance with the provisions of the Subdivision Act, 1988, and the provisions of the Local Government Act, 1995.

APPROVED BY RESOLUTION
 I hereby certify that the plan and specifications for the subdivision of the land shown on the attached plan and specifications are in accordance with the provisions of the Subdivision Act, 1988, and the provisions of the Local Government Act, 1995, and that the plan and specifications are in accordance with the provisions of the Subdivision Act, 1988, and the provisions of the Local Government Act, 1995, and that the plan and specifications are in accordance with the provisions of the Subdivision Act, 1988, and the provisions of the Local Government Act, 1995.

NOTICE TO THE PUBLIC
 This plan and specifications for the subdivision of the land shown on the attached plan and specifications are in accordance with the provisions of the Subdivision Act, 1988, and the provisions of the Local Government Act, 1995, and that the plan and specifications are in accordance with the provisions of the Subdivision Act, 1988, and the provisions of the Local Government Act, 1995, and that the plan and specifications are in accordance with the provisions of the Subdivision Act, 1988, and the provisions of the Local Government Act, 1995.



LOT NO.	OWNER	AREA (SQ. M.)	AREA (SQ. FT.)
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LOT NO.	OWNER	AREA (SQ. M.)	AREA (SQ. FT.)
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948/15

FINAL PLAN OF SECT. ONE (1) WILLOWDALE @ HARVEY SPRING'S

CITY OF BRISBANE

SCALE: 1:100

DATE: 10/10/15

PROJECT NO: 15/150

PREPARED BY: J. HARRIS

CHECKED BY: J. HARRIS

DATE: 10/10/15

SCALE: 1:100

DATE: 10/10/15



City of Spring Hill
Planning Commission

DATE: October 18, 2016

REQUEST: Release the existing performance letter of credit and establish as a maintenance letter of credit for Willowvale at Harvey Springs Phase 2

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

OVERVIEW:

- A performance letter of credit is currently in place for Willowvale at Harvey Springs Phase 2.
- Binder was installed in November 2013; final topping was installed in July 2016.
- All certificates of satisfaction have been signed by City staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-120 to release the existing performance letter of credit and establish as a maintenance letter of credit for Willowvale at Harvey Springs Phase 2

**RESOLUTION 16-120 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE EXISTING PERFORMANCE LETTER OF
CREDIT AND TO ESTABLISH AS A MAINTENANCE LETTER OF CREDIT FOR
WILLOWVALE AT HARVEY SPRINGS PHASE 2**

WHEREAS, a performance Letter of Credit is in place guaranteeing the completion of certain improvements for Willowvale at Harvey Springs Phase 2 in the amount of **\$278,309.00**; and

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

*Sewer Lines, Water Lines, Storm Water Drainage and Basins, Curbs and Streets,
Sidewalks, Street Lights and final topping with 1 ½ inches of hot mix asphalt; and*

WHEREAS, to date, the improvements have been completed, final topping was placed in July 2016 and approved through inspections by the City and therefore a Maintenance Bond letter of credit is required; and

WHEREAS, a Maintenance letter of credit is guaranteeing the workmanship and materials of certain improvements for Willowvale at Harvey Springs Phase 2 and the repair of such should damage occur during covered period; and

WHEREAS, it is the recommendation of the City Engineer that the Letter of Credit in the amount of **\$278,309.00** be reduced to 30% according to Section IV 4.3 Spring Hill Subdivision Regulations, establishing a Maintenance letter of credit in the amount of **\$83,492.00** for a minimum of twelve (12) months; and

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that the existing letter of credit be reduced to establish a Maintenance letter of credit for Willowvale at Harvey Springs Phase 2 in the amount of **\$83,492.00** is hereby approved.

Passed and adopted this 14th day of November, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

October 11, 2016

Beazer Homes Corp

Willowvale at Harvey Springs

Section 2

Development Name: Willowvale at Harvey Springs

Phase or Section of Construction: Section 2

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



City of Spring Hill
Planning Commission

DATE: October 18, 2016

REQUEST: Release the maintenance letter of credit for Willowvale at Harvey Springs Phase 3

Release the existing performance letter of credit and establish as a maintenance letter of credit for Willowvale at Harvey Springs Phase 3

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

OVERVIEW:

- A performance letter of credit is currently in place for Willowvale at Harvey Springs Phase 3.
- Binder was installed in May 2014; final topping was installed in July 2016.
- All certificates of satisfaction have been signed by City staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-121 to release the maintenance letter of credit for Willowvale at Harvey Springs Phase 3
- Approve PC Resolution 16-122 to release the existing performance letter of credit and establish as a maintenance letter of credit for Willowvale at Harvey Springs Phase 3

**RESOLUTION 16-121 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
WILLOWVALE AT HARVEY SPRINGS PHASE 3**

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

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

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

WHEREAS, it is the recommendation of the City Engineer that the Maintenance Bond for Willowvale at Harvey Springs Phase 3 in the amount of \$183,559.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Willowvale at Harvey Springs Phase 3 in the amount of **\$183,559.00** is hereby approved.

Passed and adopted this 14th day of November, 2016

Paul Downing, Chairman

Dara Sanders, Secretary

**RESOLUTION 16-122 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE EXISTING PERFORMANCE LETTER OF
CREDIT AND TO ESTABLISH AS A MAINTENANCE LETTER OF CREDIT FOR
WILLOWVALE AT HARVEY SPRINGS PHASE 3**

WHEREAS, a performance Letter of Credit is in place guaranteeing the completion of certain improvements for Willowvale at Harvey Springs Phase 3 in the amount of **\$132,880.00**; and

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

Sidewalks and final topping to all streets with 1 ½ inches of hot mix asphalt; and

WHEREAS, to date, the improvements have been completed, final topping was placed in July 2016 and approved through inspections by the City and therefore a Maintenance Bond letter of credit is required; and

WHEREAS, a Maintenance letter of credit is guaranteeing the workmanship and materials of certain improvements for Willowvale at Harvey Springs Phase 3 and the repair of such should damage occur during covered period; and

WHEREAS, it is the recommendation of the City Engineer that the Letter of Credit in the amount of **\$132,880.00** be reduced to 30% according to Section IV 4.3 Spring Hill Subdivision Regulations, establishing a Maintenance letter of credit in the amount of **\$39,864.00** for a minimum of twelve (12) months; and

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that the existing letter of credit be reduced to establish a Maintenance letter of credit for Willowvale at Harvey Springs Phase 3 in the amount of **\$39,864.00** is hereby approved.

Passed and adopted this 14th day of November, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

October 11, 2016

Beazer Homes Corp

Willowvale at Harvey Springs

Section 3

Development Name: Willowvale at Harvey Springs

Phase or Section of Construction: Section 3

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

CERTIFICATE OF CORRECTION AND RECORDING

I hereby certify that I am (an and) the owner (s) of the property shown and described herein as indicated in Book 1754 Page 774 County Register Office, and that I (and) hereby certify that the plat of subdivision with my (our) true correct and authentic building restrictions thereon, and that other of irrevocable dedication for public use, utility, and other facilities have been filed.

Date: 7/24/14 Owner: Harvey T. Alford

CERTIFICATE OF APPROVAL OF WATER & SEWER SYSTEM

I hereby certify that the Water and Sewer system indicated or indicated on the final plat subdivision just written Harvey Springs Sub Section 3 has been located in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date: 7-24-14 [Signature] Authority: Planning Commission

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision shown herein has been found to comply with the City of Spring Hill Subdivision Regulations, with the approval of such extension, if any, as are noted in the notation of the planning commission, and that it has been approved for recording by the County Register.

Date: 7/24/14 Authority: Planning Commission

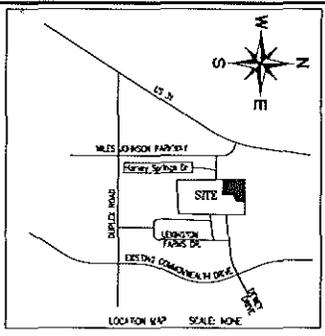
10-ING & STREET BOOK NO. 10

The Developer of Harvey Springs Subdivision Section Three will be required to install Street Lights and Street Signs in Section Three in accordance with the City of Spring Hill Subdivision Regulations.

CERTIFICATE OF APPROVAL OF SUBDIVISION LOTS AND STREET LINES

SUBDIVISION AND STREET LINES APPROVED BY THE WILLAMSON COUNTY EMERGENCY COMMUNICATIONS DIVISION

Date: 7-24-14 [Signature] Authority: Emergency Communications



CERTIFICATE OF SURVEY ADJUST

I hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown herein, that this is a class "B" Land Survey as defined in Title 20, Chapter 10, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

Date: 5/29/2014 Surveyor: [Signature] License Number: 152

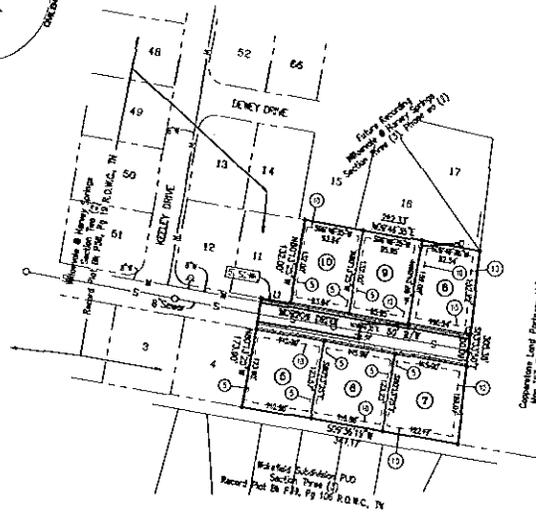
CERTIFICATE OF APPROVAL OF PUBLIC UTILS OR BOND POSTING

I hereby certify (I) that all designated public uses on this final subdivision plat have been located to all applicable zoning and according to the specifications of the City of Spring Hill Subdivision Regulations, or (II) that a performance bond or other surety has been posted with the planning commission to guarantee completion of all required improvements in case of default.

Date: 7-24-14 Authority: Planning Commission

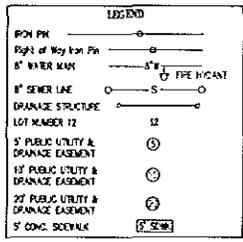
FLOOD NOTE: This parcel is NOT included within areas designated as a special flood hazard area on the National Flood Insurance Program maps available to me as of 8/10/04. For Community Flood Number 471 06100 5437, revised 04/28/2007.

- GENERAL NOTES**
- The boundary lines shown on this plat are based on magnetic north per deed of record.
 - All distances are based on this survey using NAD 83.
 - This plat has been prepared to and is hereby certified utility service as follows:
 - Electric: Columbia Power & Water
 - Telephone: Bell South
 - Water & Sewer: City of Spring Hill, Tennessee
 - Gas: Atoka
 - The Open Space, including all garden areas, shall be established by the Homeowner Association, created for the purpose of maintaining of common grounds etc.
 - The site does not have any government imposed flood plain areas per the latest FEMA maps available to me as of this date.
 - Increases in runoff will be controlled by only newly installed ponds which will be located in the Open Space to the vicinity of the station.
 - Land shall remain undeveloped.
 - Shall have 50' R.O.W. with 10' of setback with unobstructed concrete curb.
 - Shall have a 5' concrete sidewalk constructed to meet ADA.
 - Building Lots shall be as follows:
 - Minimum of 12,000 sq. ft.
 - Minimum Front Setback from street 5' N.Y. = 30 feet
 - Minimum Side Setback from Lot Line = 10 feet
 - Minimum Rear Setback = 10 feet
 - Shall not have front loading Garages.
 - There is a pond adjacent.
 - The purpose of this plat is to create 6 lots.



LOT	AREA (sq ft)	Address
5	12611	2058 WORTON DRIVE
6	14151	2059 WORTON DRIVE
7	14592	2062 WORTON DRIVE
8	14724	2063 WORTON DRIVE
9	12665	2061 WORTON DRIVE
12	12286	2059 WORTON DRIVE
TOTAL = 80,189 sq ft = 1.83 acres		

LINE	BEARING	DISTANCE
11	S 86° 43' 30" W	47.05'



070022514 - 11:28 AM
14027833

LEGAL PLAT
BOOK: 1754
PAGE: 33

PLAT BOOK: P60
PAGE: 33

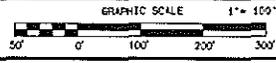
DATE: 7/24/14

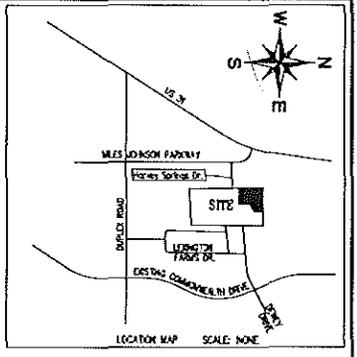
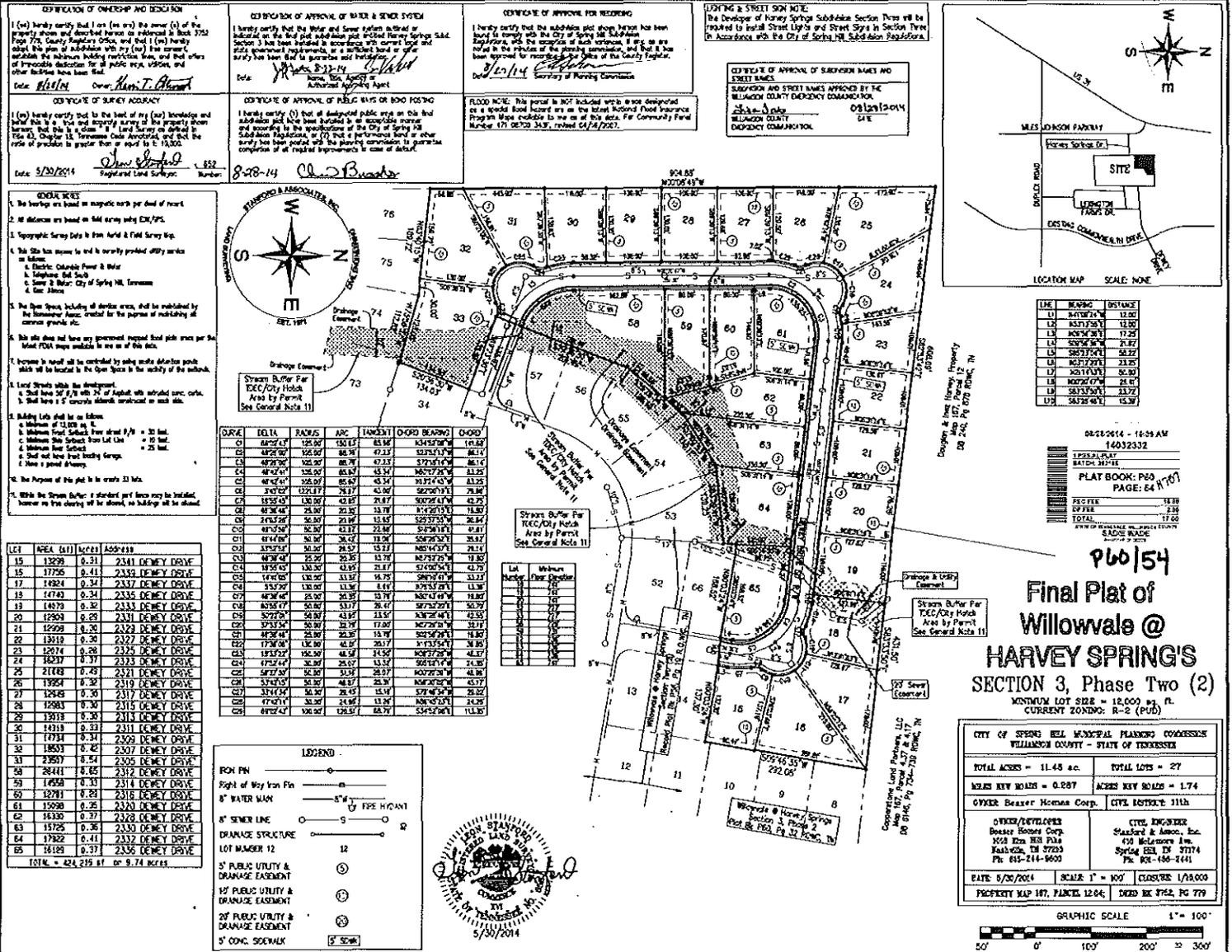
11-735
P60/33

**Final Plat Of
Willowdale @
HARVEY SPRING'S
SECTION 3 Phase One (1)**

MINIMUM LOT SIZE = 12,000 sq. ft.
CURRENT ZONING: R-2 (POD)

CITY OF SPRING HILL MUNICIPAL PLANNING COMMISSION WILLAMSON COUNTY - STATE OF TENNESSEE	
TOTAL ACRES = 2.03 ac.	TOTAL LOTS = 6
NETS KEY BOUND = 0.064	NETS KEY BOUND = 0.365
OWNER: Brasco Homes Corp.	CITY ENGINEER: 1114
CITY ENGINEER/DEVELOPER: Brasco Homes Corp. 105 Elm Hill Pike Knoxville, TN 37923 Ph: 615-244-9600	CITY ENGINEER: Stafford & Assoc., Inc. 619 McLennan Ave. Spring Hill, TN 37174 Ph: 615-456-2141
DATE: 5/20/2014	SCALE: 1" = 100'
PROPERTY MAP 187, PARCEL 12.04	CLASSIFICATION: 1/12/000
	PLAT BOOK: P60, PG 33





LINE	BEGINNING	DISTANCE
L1	8417074.00	12.00
L2	8417120.00	12.00
L3	8417166.00	12.00
L4	8417212.00	12.00
L5	8417258.00	12.00
L6	8417304.00	12.00
L7	8417350.00	12.00
L8	8417396.00	12.00
L9	8417442.00	12.00
L10	8417488.00	12.00
L11	8417534.00	12.00
L12	8417580.00	12.00
L13	8417626.00	12.00
L14	8417672.00	12.00
L15	8417718.00	12.00
L16	8417764.00	12.00
L17	8417810.00	12.00
L18	8417856.00	12.00
L19	8417902.00	12.00
L20	8417948.00	12.00
L21	8418000.00	12.00
L22	8418052.00	12.00
L23	8418104.00	12.00
L24	8418156.00	12.00
L25	8418208.00	12.00
L26	8418260.00	12.00
L27	8418312.00	12.00
L28	8418364.00	12.00
L29	8418416.00	12.00
L30	8418468.00	12.00
L31	8418520.00	12.00
L32	8418572.00	12.00
L33	8418624.00	12.00
L34	8418676.00	12.00
L35	8418728.00	12.00
L36	8418780.00	12.00
L37	8418832.00	12.00
L38	8418884.00	12.00
L39	8418936.00	12.00
L40	8418988.00	12.00
L41	8419040.00	12.00
L42	8419092.00	12.00
L43	8419144.00	12.00
L44	8419196.00	12.00
L45	8419248.00	12.00
L46	8419300.00	12.00
L47	8419352.00	12.00
L48	8419404.00	12.00
L49	8419456.00	12.00
L50	8419508.00	12.00
L51	8419560.00	12.00
L52	8419612.00	12.00
L53	8419664.00	12.00
L54	8419716.00	12.00
L55	8419768.00	12.00
L56	8419820.00	12.00
L57	8419872.00	12.00
L58	8419924.00	12.00
L59	8419976.00	12.00
L60	8420028.00	12.00
L61	8420080.00	12.00
L62	8420132.00	12.00
L63	8420184.00	12.00
L64	8420236.00	12.00
L65	8420288.00	12.00
L66	8420340.00	12.00
L67	8420392.00	12.00
L68	8420444.00	12.00
L69	8420496.00	12.00
L70	8420548.00	12.00
L71	8420600.00	12.00
L72	8420652.00	12.00
L73	8420704.00	12.00
L74	8420756.00	12.00
L75	8420808.00	12.00
L76	8420860.00	12.00
L77	8420912.00	12.00
L78	8420964.00	12.00
L79	8421016.00	12.00
L80	8421068.00	12.00
L81	8421120.00	12.00
L82	8421172.00	12.00
L83	8421224.00	12.00
L84	8421276.00	12.00
L85	8421328.00	12.00
L86	8421380.00	12.00
L87	8421432.00	12.00
L88	8421484.00	12.00
L89	8421536.00	12.00
L90	8421588.00	12.00
L91	8421640.00	12.00
L92	8421692.00	12.00
L93	8421744.00	12.00
L94	8421796.00	12.00
L95	8421848.00	12.00
L96	8421900.00	12.00
L97	8421952.00	12.00
L98	8422004.00	12.00
L99	8422056.00	12.00
L100	8422108.00	12.00
L101	8422160.00	12.00
L102	8422212.00	12.00
L103	8422264.00	12.00
L104	8422316.00	12.00
L105	8422368.00	12.00
L106	8422420.00	12.00
L107	8422472.00	12.00
L108	8422524.00	12.00
L109	8422576.00	12.00
L110	8422628.00	12.00
L111	8422680.00	12.00
L112	8422732.00	12.00
L113	8422784.00	12.00
L114	8422836.00	12.00
L115	8422888.00	12.00
L116	8422940.00	12.00
L117	8422992.00	12.00
L118	8423044.00	12.00
L119	8423096.00	12.00
L120	8423148.00	12.00
L121	8423200.00	12.00
L122	8423252.00	12.00
L123	8423304.00	12.00
L124	8423356.00	12.00
L125	8423408.00	12.00
L126	8423460.00	12.00
L127	8423512.00	12.00
L128	8423564.00	12.00
L129	8423616.00	12.00
L130	8423668.00	12.00
L131	8423720.00	12.00
L132	8423772.00	12.00
L133	8423824.00	12.00
L134	8423876.00	12.00
L135	8423928.00	12.00
L136	8423980.00	12.00
L137	8424032.00	12.00
L138	8424084.00	12.00
L139	8424136.00	12.00
L140	8424188.00	12.00
L141	8424240.00	12.00
L142	8424292.00	12.00
L143	8424344.00	12.00
L144	8424396.00	12.00
L145	8424448.00	12.00
L146	8424500.00	12.00
L147	8424552.00	12.00
L148	8424604.00	12.00
L149	8424656.00	12.00
L150	8424708.00	12.00
L151	8424760.00	12.00
L152	8424812.00	12.00
L153	8424864.00	12.00
L154	8424916.00	12.00
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L156	8425020.00	12.00
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L165	8425488.00	12.00
L166	8425540.00	12.00
L167	8425592.00	12.00
L168	8425644.00	12.00
L169	8425696.00	12.00
L170	8425748.00	12.00
L171	8425800.00	12.00
L172	8425852.00	12.00
L173	8425904.00	12.00
L174	8425956.00	12.00
L175	8426008.00	12.00
L176	8426060.00	12.00
L177	8426112.00	12.00
L178	8426164.00	12.00
L179	8426216.00	12.00
L180	8426268.00	12.00
L181	8426320.00	12.00
L182	8426372.00	12.00
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L221	8428400.00	12.00
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L223	8428504.00	12.00
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L225	8428608.00	12.00
L226	8428660.00	12.00
L227	8428712.00	12.00
L228	8428764.00	12.00
L229	8428816.00	12.00
L230	8428868.00	12.00
L231	8428920.00	12.00
L232	8428972.00	12.00
L233	8429024.00	12.00
L234	8429076.00	12.00
L235	8429128.00	12.00
L236	8429180.00	12.00
L237	8429232.00	12.00
L238	8429284.00	12.00
L239	8429336.00	12.00
L240	8429388.00	12.00
L241	8429440.00	12.00
L242	8429492.00	12.00
L243	8429544.00	12.00
L244	8429596.00	12.00
L245	8429648.00	12.00
L246	8429700.00	12.00
L247	8429752.00	12.00
L248	8429804.00	12.00
L249	8429856.00	12.00
L250	8429908.00	12.00
L251	8429960.00	12.00
L252	8430012.00	12.00
L253	8430064.00	12.00
L254	8430116.00	12.00
L255	8430168.00	12.00
L256	8430220.00	12.00
L257	8430272.00	12.00
L258	8430324.00	12.00
L259	8430376.00	12.00
L260	8430428.00	12.00
L261	8430480.00	12.00
L262	8430532.00	12.00
L263	8430584.00	12.00
L264	8430636.00	12.00
L265	8430688.00	12.00
L266	8430740.00	12.00
L267	8430792.00	12.00
L268	8430844.00	12.00
L269	8430896.00	12.00
L270	8430948.00	12.00
L271	8431000.00	12.00
L272	8431052.00	12.00
L273	8431104.00	12.00
L274	8431156.00	12.00
L275	8431208.00	12.00
L276	8431260.00	12.00
L277	8431312.00	12.00
L278	8431364.00	12.00
L279	8431416.00	12.00
L280	8431468.00	12.00
L281	8431520.00	12.00
L282	8431572.00	12.00
L283	8431624.00	12.00
L284	8431676.00	12.00
L285	8431728.00	12.00
L286	8431780.00	12.00
L287	8431832.00	12.00
L288	8431884.00	12.00
L289	8431936.00	12.00
L290	8431988.00	12.00
L291	8432040.00	12.00
L292	8432092.00	12.00
L293	8432144.00	12.00
L294	8432196.00	12.00
L295	8432248.00	12.00
L296	8432300.00	12.00
L297	8432352.00	12.00
L298	8432404.00	12.00
L299	8432456.00	12.00
L300	8432508.00	12.00
L301	8432560.00	12.00
L302	8432612.00	12.00
L303	8432664.00	12.00
L304	8432716.00	12.00
L305	8432768.00	12.00
L306	8432820.00	12.00
L307	8432872.00	12.00
L308	8432924.00	12.00
L309	8432976.00	12.00
L310	8433028.00	12.00
L311	8433080.00	12.00
L312	8433132.00	12.00
L313	8433184.00	12.00
L314	8433236.00	12.00
L315	8433288.00	12.00
L316	8433340.00	12.00
L317	8433392.00	12.00
L318	8433444.00	12.00
L319	8433496.00	12.00
L320	8433548.00	12.00
L321	8433600.00	12.00
L322	8433652.00	12.00
L323	8433704.00	12.00
L324		



City of Spring Hill

Planning Commission

DATE: October 18, 2016

REQUEST: Release the existing performance letter of credit and establish as a maintenance letter of credit for The Arbors at Autumn Ridge Phase 5 & 6

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

OVERVIEW:

- A performance letter of credit is currently in place for The Arbors at Autumn Ridge Phase 5 & 6.
- Binder was installed in September 2014; final topping was installed in October 2016.
- All certificates of satisfaction have been signed by City staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-123 to release the existing performance letter of credit and establish as a maintenance letter of credit for The Arbors at Autumn Ridge Phase 5 & 6

**RESOLUTION 16-123 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE EXISTING PERFORMANCE LETTER OF
CREDIT AND TO ESTABLISH AS A MAINTENANCE LETTER OF CREDIT FOR
THE ARBORS AT AUTUMN RIDGE PHASE 5 & 6**

WHEREAS, a performance Letter of Credit is in place guaranteeing the completion of certain improvements for The Arbors at Autumn Ridge Phase 5 & 6 in the amount of \$59,455.00; and

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

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 been completed, final topping was placed in October 2016 and approved through inspections by the City and therefore a Maintenance Bond letter of credit is required; and

WHEREAS, a Maintenance letter of credit is guaranteeing the workmanship and materials of certain improvements for The Arbors at Autumn Ridge Phase 5 & 6 and the repair of such should damage occur during covered period; and

WHEREAS, it is the recommendation of the City Engineer that the Letter of Credit in the amount of \$59,455.00 be reduced to 30% according to Section IV 4.3 Spring Hill Subdivision Regulations, establishing a Maintenance letter of credit in the amount of \$17,836.00 for a minimum of twelve (12) months; and

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that the existing letter of credit be reduced to establish a Maintenance letter of credit for The Arbors at Autumn Ridge Phase 5 & 6 in the amount of \$17,836.00 is hereby approved.

Passed and adopted this 14th day of November, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

October 11, 2016

Don R. Cameron III

The Arbors at Autumn Ridge

Phase 5 & 6

Development Name: The Arbors at Autumn Ridge

Phase or Section of Construction: Phase 5 & 6

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

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City of Spring Hill
Planning Commission

DATE: October 18, 2016

REQUEST: Release the existing performance letter of credit and establish as a maintenance letter of credit for The Arbors at Autumn Ridge Phase 7

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

OVERVIEW:

- A performance letter of credit is currently in place for The Arbors at Autumn Ridge Phase 7.
- Binder was installed in August 2015; final topping was installed in October 2016.
- All certificates of satisfaction have been signed by City staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-124 to release the existing performance letter of credit and establish as a maintenance letter of credit for The Arbors at Autumn Ridge Phase 7

**RESOLUTION 16-124 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE EXISTING PERFORMANCE LETTER OF
CREDIT AND TO ESTABLISH AS A MAINTENANCE LETTER OF CREDIT FOR
THE ARBORS AT AUTUMN RIDGE PHASE 7**

WHEREAS, a performance Letter of Credit is in place guaranteeing the completion of certain improvements for The Arbors at Autumn Ridge Phase 7 in the amount of **\$31,955.00**; and

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

Sidewalks and final topping to all streets with 1 ½ inches of hot mix asphalt; and

WHEREAS, to date, the improvements have been completed, final topping was placed in October 2016 and approved through inspections by the City and therefore a Maintenance Bond letter of credit is required; and

WHEREAS, a Maintenance letter of credit is guaranteeing the workmanship and materials of certain improvements for The Arbors at Autumn Ridge Phase 7 and the repair of such should damage occur during covered period; and

WHEREAS, it is the recommendation of the City Engineer that the Letter of Credit in the amount of **\$31,955.00** be reduced to 30% according to Section IV 4.3 Spring Hill Subdivision Regulations, establishing a Maintenance letter of credit in the amount of **\$9,586.00** for a minimum of twelve (12) months; and

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that the existing letter of credit be reduced to establish a Maintenance letter of credit for The Arbors at Autumn Ridge Phase 7 in the amount of **\$9,586.00** is hereby approved.

Passed and adopted this 14th day of November, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

October 11, 2016

Don R. Cameron III

The Arbors at Autumn Ridge

Phase 7

Development Name: The Arbors at Autumn Ridge

Phase or Section of Construction: Phase 7

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

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City of Spring Hill

Planning Commission

DATE: October 18, 2016

REQUEST: Recommend acceptance and dedication of road rights-of-way and public improvements for Benevento East Phase 2 Section 1

Release the existing letter of credit for Benevento East Phase 2 Section 1

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

OVERVIEW:

- A letter of credit is currently in place for all improvements for Benevento East Phase 2 Section 1.
- Public Improvements are finished and binder was installed in December 2012. Final topping was installed in December 2013.
- Certificates of satisfaction for public improvements and binder have been signed by City staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-125 to recommend acceptance and dedication of road rights-of-way and public improvements for Benevento East Phase 2 Section 1
- Approve PC Resolution 16-126 to release the letter of credit for Benevento East Phase 2 Section 1

**RESOLUTION 16-125 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE LETTER OF CREDIT FOR
BENEVENTO EAST PHASE 2 SECTION1**

WHEREAS, a Letter of Credit is currently in place for said development; and

WHEREAS, the existing Letter of Credit, considered a “performance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sewer lines, water lines, storm water drainage, street lights, 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 Letter of Credit for Benevento East Phase 2 Section 1 in the amount of \$35,200.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Letter of Credit in the amount of **\$35,200.00** is hereby approved

Passed and adopted this 14th day of November, 2016

Paul Downing, Chairman

Dara Sanders, Secretary

**RESOLUTION 16-126 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
BENEVENTO EAST PHASE 2 SECTION 1**

WHEREAS, Daryl McCubbin has a recorded Final Plat for Benevento East Phase 2 Section 1 in Williamson County Plat Book P56, Page 130; 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 Benevento East Phase 2 Section 1 as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 14th day of November, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

October 11, 2016

Daryl McCubbin

Benevento East

Phase 2, Section 1

Development Name: Benevento East

Phase or Section of Construction: Phase 2, Section 1

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

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City of Spring Hill
Planning Commission

DATE: October 18, 2016
REQUEST: Release the maintenance bond for Benevento East Phase 2 Section 2
SUBMITTED BY: Thomas S. Wolf, City Engineer *TSW*

OVERVIEW:

- A maintenance bond is currently in place for all improvements for Benevento East Phase 2 Section 2.
- Public improvements are finished and binder was installed in September 2013.
- Certificates of satisfaction for public improvements and binder have been signed by City staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-127 to release the maintenance bond for Benevento East Phase 2 Section 2

**RESOLUTION 16-127 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
BENEVENTO EAST PHASE 2 SECTION 2**

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

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

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

WHEREAS, it is the recommendation of the City Engineer that the Maintenance Bond for Benevento East Phase 2 Section 2 in the amount of \$47,556.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Benevento East Phase 2 Section 2 in the amount of **\$47,556.00** is hereby approved

Passed and adopted this 14th day of November, 2016

Paul Downing, Chairman

Dara Sanders, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

October 11, 2016

Daryl McCubbin

Benevento East

Phase 2 Section 2

Development Name: Benevento East

Phase or Section of Construction: Phase 2 Section 2

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

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:

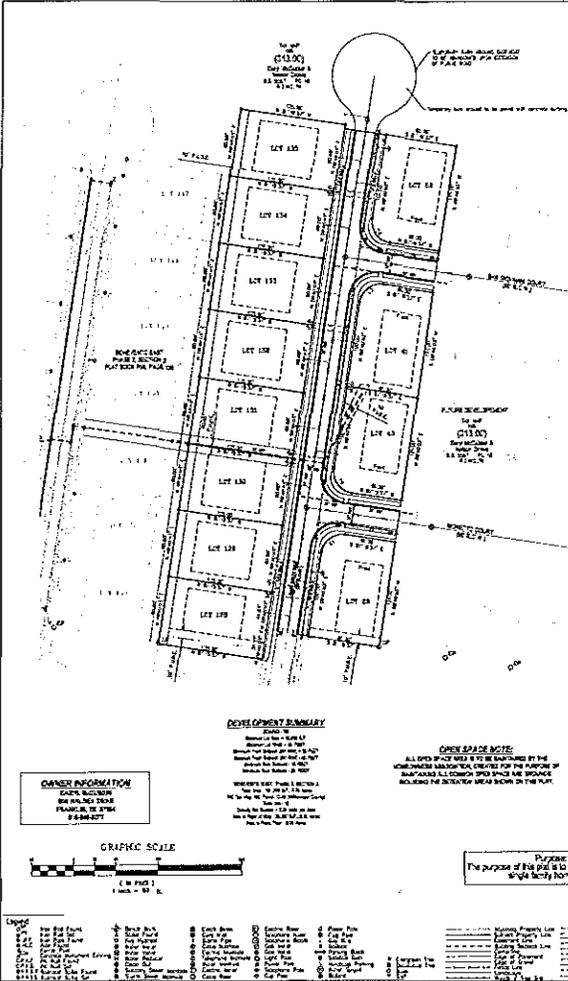
Approved By:

Jeff Foster
Jeff Foster, Director of Public Works

Thomas S. Wolf
Thomas S. Wolf, City Engineer

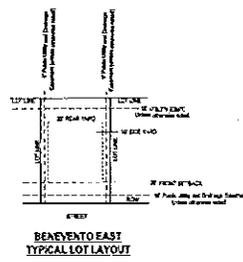
199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174

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



LOT NUMBER	AREA (SQ FT)	AREA (SQ YD)	PERCENTAGE OF TOTAL AREA
130	10,000	111.11	8.33%
131	10,000	111.11	8.33%
132	10,000	111.11	8.33%
133	10,000	111.11	8.33%
134	10,000	111.11	8.33%
135	10,000	111.11	8.33%
136	10,000	111.11	8.33%
137	10,000	111.11	8.33%
138	10,000	111.11	8.33%
139	10,000	111.11	8.33%
140	10,000	111.11	8.33%
TOTAL	120,000	1333.33	100%

LOT NUMBER	AREA (SQ FT)	AREA (SQ YD)	PERCENTAGE OF TOTAL AREA
130	10,000	111.11	8.33%
131	10,000	111.11	8.33%
132	10,000	111.11	8.33%
133	10,000	111.11	8.33%
134	10,000	111.11	8.33%
135	10,000	111.11	8.33%
136	10,000	111.11	8.33%
137	10,000	111.11	8.33%
138	10,000	111.11	8.33%
139	10,000	111.11	8.33%
140	10,000	111.11	8.33%
TOTAL	120,000	1333.33	100%



RECEIVED
 10/15/14

CERTIFICATE OF APPROVAL FOR RECORDING
 I have examined the above plat and find that it complies with the provisions of the Subdivision Map Act, Chapter 216, Texas Local Government Code, and the provisions of the Subdivision Map Act, Chapter 216, Texas Local Government Code, and the provisions of the Subdivision Map Act, Chapter 216, Texas Local Government Code.

CERTIFICATE OF APPROVAL FOR BATTERY EXTERIOR
 I have examined the above plat and find that it complies with the provisions of the Subdivision Map Act, Chapter 216, Texas Local Government Code, and the provisions of the Subdivision Map Act, Chapter 216, Texas Local Government Code, and the provisions of the Subdivision Map Act, Chapter 216, Texas Local Government Code.

CERTIFICATE OF APPROVAL FOR SEWER SYSTEM
 I have examined the above plat and find that it complies with the provisions of the Subdivision Map Act, Chapter 216, Texas Local Government Code, and the provisions of the Subdivision Map Act, Chapter 216, Texas Local Government Code, and the provisions of the Subdivision Map Act, Chapter 216, Texas Local Government Code.

CERTIFICATE OF APPROVAL FOR ADJUTANT GENERAL
 I have examined the above plat and find that it complies with the provisions of the Subdivision Map Act, Chapter 216, Texas Local Government Code, and the provisions of the Subdivision Map Act, Chapter 216, Texas Local Government Code, and the provisions of the Subdivision Map Act, Chapter 216, Texas Local Government Code.



RECEIVED
 10/15/14
 PLAT BOOK, P. 11
 PAGE 11
 P58/59

O'LEARY & ASSOCIATES
 LAND SURVEYING
 2528 Nashville Highway, Columbus, TX 76903 • (937) 499-0388
 ooleary@ooleary.com



City of Spring Hill
Planning Commission

DATE: October 18, 2016

REQUEST: Release the maintenance bond for Benevento East Phase 2 Section 3

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

OVERVIEW:

- A maintenance bond is currently in place for all improvements for Benevento East Phase 2 Section 3.
- Public improvements are finished and binder was installed in May 2014.
- Certificates of satisfaction for public improvements and binder have been signed by City staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-128 to release the maintenance bond for Benevento East Phase 2 Section 3

**RESOLUTION 16-128 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
BENEVENTO EAST PHASE 2 SECTION 3**

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

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

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

WHEREAS, it is the recommendation of the City Engineer that the Maintenance Bond for Benevento East Phase 2 Section 3 in the amount of \$36,050.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Benevento East Phase 2 Section 3 in the amount of **\$36,050.00** is hereby approved

Passed and adopted this 14th day of November, 2016

Paul Downing, Chairman

Dara Sanders, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

October 11, 2016

Daryl McCubbin

Benevento East

Phase 2 Section 3

Development Name: Benevento East

Phase or Section of Construction: Phase 2 Section 3

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

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

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City of Spring Hill
Planning Commission

DATE: October 18, 2016
REQUEST: Release the maintenance bond for Benevento East Phase 2 Section 4
SUBMITTED BY: Thomas S. Wolf, City Engineer *TSW*

OVERVIEW:

- A maintenance bond is currently in place for all improvements for Benevento East Phase 2 Section 4.
- Public improvements are finished and binder was installed in May 2014.
- Certificates of satisfaction for public improvements and binder have been signed by City staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-129 to release the maintenance bond for Benevento East Phase 2 Section 4

**RESOLUTION 16-129 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

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

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

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

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

WHEREAS, it is the recommendation of the City Engineer that the Maintenance Bond for Benevento East Phase 2 Section 4 in the amount of \$16,146.70 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Benevento East Phase 2 Section 4 in the amount of **\$16,146.70** is hereby approved

Passed and adopted this 14th day of November, 2016

Paul Downing, Chairman

Dara Sanders, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

October 11, 2016

Daryl McCubbin

Benevento East

Phase 2 Section 4

Development Name: Benevento East

Phase or Section of Construction: Phase 2 Section 4

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

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

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



City of Spring Hill
Planning Commission

DATE: October 18, 2016

REQUEST: Release the maintenance bond for Benevento East Phase 3 Section 1

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

OVERVIEW:

- A maintenance bond is currently in place for all improvements for Benevento East Phase 3 Section 1.
- Public improvements are finished and binder was installed in March 2015.
- Certificates of satisfaction for public improvements and binder have been signed by City staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-130 to release the maintenance bond for Benevento East Phase 3 Section 1

**RESOLUTION 16-130 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
BENEVENTO EAST PHASE 3 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, curbs and streets with asphalt base course, would be constructed as per the approved design and function properly; and

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

WHEREAS, it is the recommendation of the City Engineer that the Maintenance Bond for Benevento East Phase 3 Section 1 in the amount of \$44,648.70 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Benevento East Phase 3 Section 1 in the amount of \$44,648.70 is hereby approved

Passed and adopted this 14th day of November, 2016

Paul Downing, Chairman

Dara Sanders, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

October 11, 2016

Daryl McCubbin

Benevento East

Phase 3 Section 1

Development Name: Benevento East

Phase or Section of Construction: Phase 3 Section 1

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

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

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City of Spring Hill

Planning Commission

DATE: October 18, 2016

REQUEST: Discussion to release the maintenance letter of credit for Cobblestone Phase 1 Section 4 and to release the existing performance letter of credit and establish as a maintenance letter of credit for Cobblestone Phase 1 Section 4

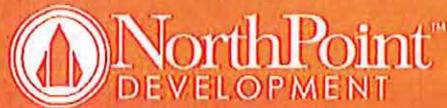
SUBMITTED BY: Thomas S. Wolf, City Engineer

OVERVIEW:

- A maintenance letter of credit and a performance letter of credit are currently in place for Cobblestone Phase 1 Section 4.
- Binder was installed in August 2014; final topping was installed in October 2016.
- Developer has asked for release of the maintenance bond letter of credit and to release the existing performance letter of credit and establish as a maintenance letter of credit on the final topping for a minimum of one year.
- There are stormwater repairs that the developer has been notified about that need to be completed prior to bond release.

PC ACTION DISCUSSION:

- If the developer has made all repairs by the PC voting session on November 14th and all other requirements have been met, staff would recommend changing this discussion item to resolutions to release.



October 18, 2016

Dara Sanders
City Planner
The City of Spring Hill, Tennessee
199 Town Center Parkway
Spring Hill, TN 37174

RE: Project Cyclops (ADM 198-2016)

Ms. Sanders:

As you are aware, one of the conditions of approval for Project Cyclops (ADM 198-2016) required that gravity sewer be available for use prior to occupancy of the building. The exact text of the condition is as follows:

Prior to the issuance of a certificate of occupancy, gravity sanitary sewer shall be installed, tested and accepted by the City.

As discussed with you last week, NorthPoint Development has faced several hardships while constructing the new sewer main that will service Project Cyclops, Project Angus, and Project Buckeye (Tenneco, Magna Seating, and Comprehensive Logistics, respectively). The design of the sewer has endured multiple iterations of extensive redesign due to conflicts with previously unknown utility lines West of Cleburne Road. Additionally, the contractor has encountered areas of high rock that were unable to be blasted due to adjacency to existing utility lines and has spent several days breaking rock.

Our client, Tenneco, must begin production in the new building by October 31. As of the writing of this letter, approximately 300 lineal feet of sewer remains to be installed. We are projecting that the line will be complete, tested and accepted in time to allow for the required occupancy.

However, as missing the occupancy date is not an option, we respectfully request the opportunity to address the Planning Commission at the October 24th work session. We would like to present the issue to the Commission and discuss possible solutions for occupancy if any further hardships are encountered.

I appreciate your consideration and please do not hesitate to reach out with any questions you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read "R.J. Agee", written over a white background.

R.J. Agee
Project Manager

Spring Hill Planning Commission Meeting



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

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

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

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

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

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

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

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

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

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

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

Engineering: The following comments and revisions are requested –

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

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

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

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

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Jon Baughman, Associate Planner
MEETING: October 24, 2016
SUBJECT: FPL 264-2016 (Arbors at Autumn Ridge, Phase 12 Section 1)

FPL 264-2016: Submitted by Anderson, Delk, Epps and Associates, Inc. for Arbors at Autumn Ridge Phase 12, Section 1. The property is zoned R-2, Medium Density Residential Planned Unit Development, and contains approximately 4.73 acres.

Property Description and History: This property is located west of Main Street (U.S. Highway 31) and south of Wilkes Lane. The Board of Mayor and Alderman approved a Planned Unit Development request for the Arbors at Autumn Ridge in July of 2010 for 425 single-family residential lots and associated amenities and open space, to be completed in 16 phases. The applicant obtained preliminary plat approval of the first phase two months after the PUD approval and has continued with the approved phasing plan in a timely manner. Preliminary plat approval for Phase 12 was granted by the Planning Commission July 11, 2016.

Request: The applicant requests approval of a final plat application for 16 single-family residential lots and associated infrastructure.

Streets and Sidewalks: For this section, the applicant proposes to extend Haversack Drive (Local), through the section boundary with 5' sidewalk on both sides. Alpaca Drive (Local) will be stubbed to the west with 5' sidewalks on either side.

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

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

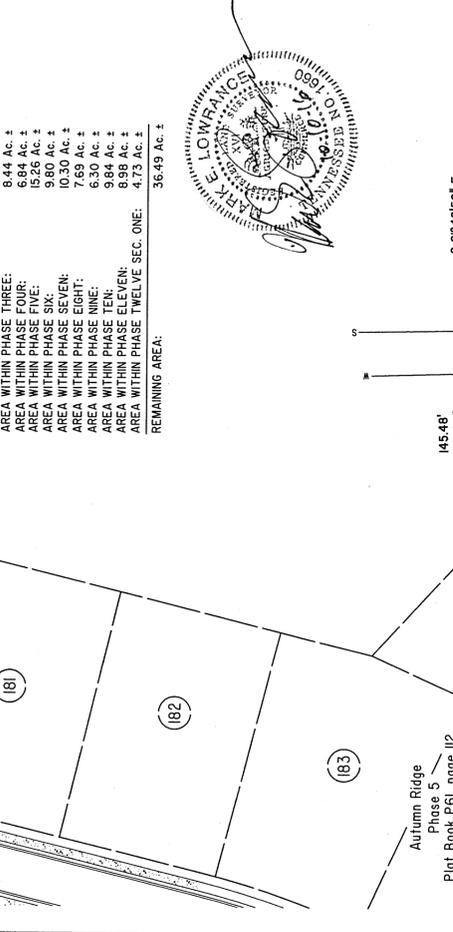
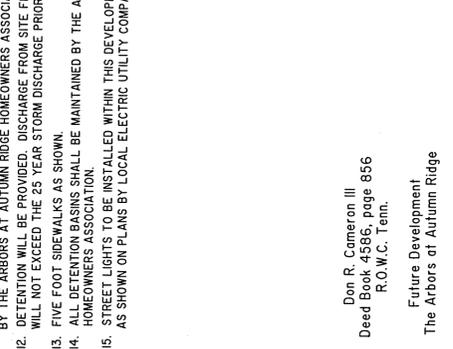
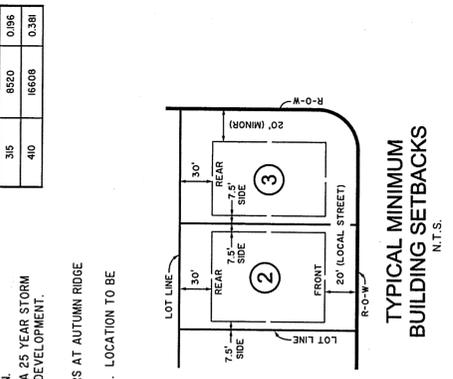
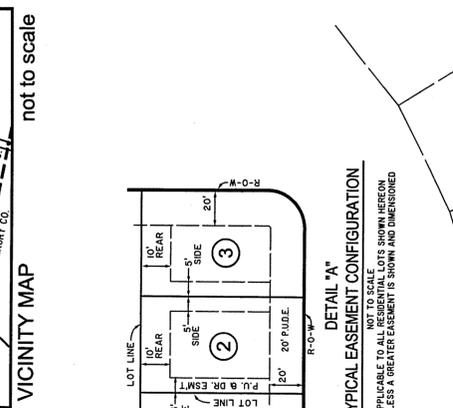
Bicycle and Greenway Plan: The project boundary is not impacted by the Bicycle and Greenway Plan.

Engineering/Public Works:

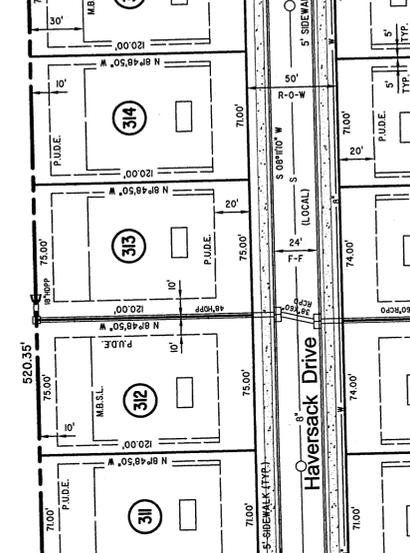
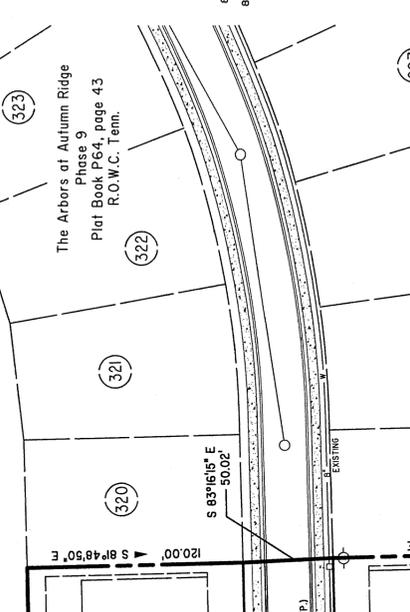
1. Bond applications.

NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE 16 SINGLE FAMILY LOTS
- SITE IS LOCATED ON PROPERTY MAP 167, P/O PARCEL 100, 4TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE.
- DEED REFERENCE: MAP 167, PARCEL 100, DON R. CAMERON, D/B/A/A, AUTUMN RIDGE DEED BOOK 4586, PAGE 856 R.O.W.C.
- OWNER/DEVELOPER: AUTUMN RIDGE DEVELOPMENT CO. FRANKLIN, TN 37064 (615) 791-0093, R. CAMERON III OWNS 100% OF PROJECT
- PLANNER/SURVEYOR: ANDERSON, DELK, EPFS & ASSOCIATES, INC. 618 GRASSMERE PARK DRIVE, SUITE 4 WESTVILLE, TN 37211 (615) 331-0309
- EXISTING ZONING: R-2 PLANNED UNIT DEVELOPMENT (P.U.D.)
- TOTAL AREA IN SITE: 145.81 AC. ±
 AREA WITHIN PHASE TWO: 10.03 AC. ±
 AREA WITHIN PHASE ONE: 8.44 AC. ±
 AREA WITHIN PHASE THREE: 6.84 AC. ±
 AREA WITHIN PHASE FOUR: 15.26 AC. ±
 AREA WITHIN PHASE SIX: 9.80 AC. ±
 AREA WITHIN PHASE SEVEN: 10.30 AC. ±
 AREA WITHIN PHASE EIGHT: 6.89 AC. ±
 AREA WITHIN PHASE NINE: 9.84 AC. ±
 AREA WITHIN PHASE TEN: 8.98 AC. ±
 AREA WITHIN PHASE ELEVEN: 4.73 AC. ±
 AREA WITHIN PHASE TWELVE SEC. ONE: 36.49 AC. ±
 REMAINING AREA:
- TOTAL NUMBER OF LOTS PROPOSED: 425
 NUMBER OF LOTS PROPOSED WITHIN PHASE ONE: 29
 NUMBER OF LOTS PROPOSED WITHIN PHASE TWO: 28
 NUMBER OF LOTS PROPOSED WITHIN PHASE THREE: 25
 NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR: 23
 NUMBER OF LOTS PROPOSED WITHIN PHASE FIVE: 22
 NUMBER OF LOTS PROPOSED WITHIN PHASE SIX: 22
 NUMBER OF LOTS PROPOSED WITHIN PHASE SEVEN: 29
 NUMBER OF LOTS PROPOSED WITHIN PHASE EIGHT: 27
 NUMBER OF LOTS PROPOSED WITHIN PHASE NINE: 23
 NUMBER OF LOTS PROPOSED WITHIN PHASE TEN: 29
 NUMBER OF LOTS PROPOSED WITHIN PHASE ELEVEN: 24
 NUMBER OF LOTS PROPOSED WITHIN PHASE TWELVE SEC. ONE: 16
- SETBACK REQUIREMENTS - P.U.D. ZONING DISTRICT
 MIN. FRONT YARD: 20 FEET
 MIN. SIDE YARD: 7.5 FEET
 MIN. REAR YARD: 30 FEET
 MIN. DIST. BETWEEN BLOSS: 15 FEET
- THE PROPERTY IS LOCATED WITHIN ZONE "X" AS DEPICTED ON FEMA COMMUNITY PANEL 470278 0070E. EFFECTIVE DATE APRIL 16, 2007.
- ALL OPEN SPACE AND DRAINAGE EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE ARBORERS AT AUTUMN RIDGE HOMEOWNERS ASSOCIATION.
- DETENTION WILL BE PROVIDED. DISCHARGE FROM SITE FROM A 25 YEAR STORM WILL NOT EXCEED THE 25 YEAR STORM DISCHARGE PRIOR TO DEVELOPMENT.
- FIVE FOOT SIDEWALKS AS SHOWN.
- ALL DETENTION BASINS SHALL BE MAINTAINED BY THE ARBORERS AT AUTUMN RIDGE HOMEOWNERS ASSOCIATION.
- STREET LIGHTS TO BE INSTALLED WITHIN THIS DEVELOPMENT. LOCATION TO BE AS SHOWN ON PLANS BY LOCAL ELECTRIC UTILITY COMPANY.



Curve #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG	CHORD LENGTH
C2	08°23'31"	474.31	102.31	51.35	N42°25'55"E	102.31
C4	09°00'00"	25.00	39.27	25.00	N36°46'50"W	35.36
C5	09°00'00"	25.00	39.27	25.00	N53°10'10"E	35.36



Phase Twelve, Section One
The Arborers
at Autumn Ridge

CERTIFICATE OF COMMON AREAS DEDICATION
Autumn Ridge Development Co. in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within the subdivision. The above described areas are not dedicated for use by the homeowners. The above described common use of the homeowners within the named subdivision.

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

Don R. Cameron III
Date: _____

CERTIFICATE OF APPROVAL OF WATER SYSTEM
I hereby certify that the Water System(s) outlined or indicated on the Final Subdivision Plat entitled: PHASE 12 SECTION ONE, THE ARBORERS AT AUTUMN RIDGE has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date: _____
Name/Title/Agency or Authorized Approving Agent: _____

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM
I hereby certify that the Sewer System(s) outlined or indicated on the Final Subdivision Plat entitled: PHASE 12 SECTION ONE, THE ARBORERS AT AUTUMN RIDGE has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date: _____
Name/Title/Agency or Authorized Approving Agent: _____

CERTIFICATE OF APPROVAL OF SURVEY ACCURACY
I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category I Survey as defined in the Tennessee Code Annotated, Chapter 102, Part 1, Section 102-102-01. The precision of this survey is equal to or greater than 1:10,000.

Date: 10-10-16
Registered Land Surveyor: _____
No. 1660

CERTIFICATE OF APPROVAL OF PUBLIC WAYS OR BOND POSTING
I hereby certify that all streets designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the City of Spring Hill, Tennessee, Subdivision Regulations, or (2) That a surety bond has been filed in the amount of \$10,000.00 to guarantee the completion of all required improvements in case of default.

Date: _____
Appropriate Governmental Representative: _____

CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES
Street Names approved by Williamson County Emergency Communications.

Authorized Approving Agent: _____
Date: _____

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown hereon complies with the Subdivision Regulations for the City of Spring Hill, Tennessee, with the exception of such variances, only, as are noted in the minutes of the Planning Commission meeting held on the _____ day of _____, 2016, at the Office of the Williamson County Register.

Date: _____
Secretary, City of Spring Hill Planning Commission: _____

FINAL SUBDIVISION PLAT
CITY OF SPRING HILL PLANNING COMMISSION
TOTAL ACRES: 4.734 TOTAL LOTS: 16
ACRES ROADWAY: 0.865 ACRES OPEN SPACE: 0.441
OWNER: AUTUMN RIDGE DEVELOPMENT CO. ZONING P.U.D. (R-2)
SURVEYOR: ANDERSON, DELK, EPFS & ASSOC. DATE: 9-21-16
SCALE: 1" = 50'

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: October 24, 2016
SUBJECT: ADM 266-2016 (Harvey Springs Commercial Subdivision)

ADM 266-2016: Submitted by Jeffery Harvey for property located at the corner of Miles Johnson Parkway and Main St. The property is zoned B-4 Central Business District and contains approximately 17.32 acres. The applicant requests approval for proposed amendments to Harvey Springs Commercial Preliminary Plat. (Planner: Sanders)

Property background and description: This undeveloped property is located at the southeast corner of the intersection of Main Street and Miles Johnson Parking. McCutcheon Creek traverses through the western portion of the lot. The properties to the north and east are zoned B-4, Central Business District. The properties to the south and southwest are zoned for residential, industrial, and commercial uses. The property to the west is zoned agricultural and is improved for Harvey Park. An exhibit of the surrounding zoning districts is included in this packet.

In 2012 and 2014, the Planning Commission approved a preliminary plat application for the subject property with access restrictions and public improvement requirements. The approval granted in both 2012 and 2014 expired due to the City's previous approval expiration timing, and the property owner obtained renewed approval the preliminary plat (PPL 72-2015) in September of 2015 with all previously imposed restrictions and public improvement requirements. Due to changes in State and City law related to expiration of approved development plans, the approval of PPL 72-2015 remains valid until September of 2017.

In August of 2016, the Planning Commission denied a sketch plan application (SKP 219-2016) for one lot in the Harvey Springs Commercial Subdivision because the plan was in conflict with the access restrictions, public improvements, and building orientation required on the subject property.

Request: The applicant requests modification of PPL 72-2015 as follows –

1. To allow for direct access onto Main Street south of Miles Johnson Parkway;
2. To allow for an additional curb cut onto Miles Johnson Parkway;
3. To remove the public improvement requirements; and
4. To remove the building orientation requirement for the lot located at the intersection of Miles Johnson Parkway and Main Street

Traffic Impact Study: The applicant has submitted a traffic impact study related to the impact of the proposed access and public improvement requirements on the City's transportation network. Public works has made the following findings and requests –

1. Staff finds that a dedicated turn lane onto Miles Johnson Parkway from Main Street to the first entrance is warranted.
2. Staff has requested that the traffic study be revised to show the stacking impact at the intersection of Miles Johnson Parkway and Main Street as a result of development of the property for a gas station.
3. The traffic study recommendations include and depend on adjusting the signal timing at Miles Johnson and Main Street. The current timing of this signal was coordinated with the City's traffic engineer and synchronized with several other traffic signals to maximize peak flow, which will be disrupted by the proposal.
4. Staff requested that the current restricted access be modeled in the traffic impact study, as well, to compare the impact of the development on the City's transportation network with restricted access and the impact of the development on the City's transportation network without the restricted access.

The applicant did not respond to these findings and requests in their resubmittal of information on the Work Session materials submittal deadline.

Spring Hill Planning Commission Regular Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: September 14, 2015
SUBJECT: PPL 72-2015 (Harvey Springs Commercial Subdivision)

PPL 72-2015: Submitted Stanford and Associates for property located at the intersection of Main Street and Miles Johnson Parkway. The property is zoned B-4, Central Business District, and contains approximately 17.4 acres. The applicant requests reapproval of a preliminary plat application for five (5) commercial lots.

Property description and history: This undeveloped property is located at the southeast corner of the intersection of Main Street and Miles Johnson Parking. McCutcheon Creek traverses through the western portion of the lot. The properties to the north and east are zoned B-4, Central Business District. The properties to the south and southwest are zoned for residential, industrial, and commercial uses. The property to the west is zoned agricultural and is improved for Harvey Park. An exhibit of the surrounding zoning districts is included in this packet.

In 2014, the Planning Commission approved a similar preliminary plat application in 2012. This approval has expired.

Request: The applicant requests approval of a preliminary plat application for five commercial lots. The applicant has modified the proposal since previously approved to extend several property lines from Miles Johnson Parkway to Main Street. Previously, an open space lot was proposed contiguous to the Main Street frontage due to the creek.

Streets and sidewalks: Main Street (Arterial) requires a minimum of 47.5 feet of right-of-way from centerline, and Miles Johnson Parkway (Collector) requires a minimum of 37.5 feet of right-of-way from centerline. It appears that sufficient right-of-way exists along Miles Johnson Parkway, though right-of-way dedication will be required for Main Street, which is indicated on the plat.

Pursuant to discussion during the work session, the applicant has included a note on the preliminary plat indicating that the stream buffer shall also be dedicated as a public access easement for the future use and construction of a trail.

Recommendation: Staff recommends approval of PPL 72-2015, subject to the following condition of approval:

1. Approval of the preliminary plat shall be valid for two (2) years from the date of approval, during which time all applicable permits must be obtained and site preparation must commence.
2. Modification to the approved preliminary plat shall require Planning Commission approval prior to the submittal of a permit or final plat application. The modification may be denied if the proposal alters the proposed use, increases the overall area of the project, increases the density of the development, or increases any local government expenditure necessary to implement or sustain the proposed use.

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: August 8, 2016
SUBJECT: SKP 219-2016 (Speedway Gas Station) *denied*

SKP 219-2016: Submitted by McBride Dale Clarion for property located on the corner of Miles Johnson and Main Street. The property is zoned B-4 Central Business District and contains approximately 2.95 acres. The applicant requests sketch plan approval for a Speedway Gas Station.

Property description and history: This undeveloped property is located on the southeast corner of Main Street and Miles Johnson Parkway. McCutcheon Creek traverses through the western portion of the lot. The properties to the north and east are zoned B-4, Central Business District. The properties to the south and southwest are zoned for residential, industrial, and commercial uses. The property to the west is zoned agricultural and is improved for Harvey Park.

In March of 2015, the Planning Commission approved a preliminary plat application (PPL 72-2015) for the subject property to subdivide the parent tract into five commercial lots, limited access, and associated infrastructure, which has been included in the packet. A final plat application has not been filed for Planning Commission approval, and the approval period for PPL 72-2016 has not expired; therefore, all restrictions and requirements apply.

Approved access for the preliminary plat included three new curb cuts onto Miles Johnson Parkway. No access was permitted onto Main Street. One of the approved curb cuts onto Miles Johnson Parkway was shown as a public street (Harvey Springs Court) ending in a cul-de-sac.

Request: The applicant requests sketch plan approval for a new 3,936 square foot convenience store with eight (8) dispenser islands for passenger vehicle fuel sales under a canopy in front (west) of the store. The store will be open 24 hours daily and will include food service operated by Speedway and a total of 22 parking spaces are proposed.

This proposal does not meet the requirements of PPL 72-2015

Access: The applicant's proposal for a new driveway connecting from Main Street to Miles Johnson Parkway violates the access restrictions proposed with the submittal of and required by the Planning Commission for PPL 72-2015. A note exists on the approved plat that specifically prohibits driveway access to Main Street.

Further, the applicant's request for an additional curb cut onto Miles Johnson exceeds the number of curb cuts permitted through the approval of PPL 72-2015.

Generally, staff finds that the proposed access exceeds the practical needs for the development and use of the property, will increase congestion in an already congested area, and will have a negative impact on the orderly circulation as a result of the lack of street improvements to Miles Johnson Parkway and Main Street.

Building design: The applicant's proposal to face Main Street violates the requirement of PPL 72-2015 that the façade of a building constructed on Lot 1 (the proposed development area) shall face toward Main Street AND Miles Johnson Parkway. The proposed building orientation would result in a building side and building rear toward Miles Johnson Parkway.

Recommendation: Due to the nature and magnitude of the inconsistencies between the proposed development and the approved PPL 72-2015, staff recommends deferral of SKP 219-2016 in order to allow the applicant additional time to resolve these inconsistencies and submit a proposal that is compliant with PPL 72-2015.

Should the Planning Commission decide to approve SKP 219-2016, staff recommends the following conditions of approval:

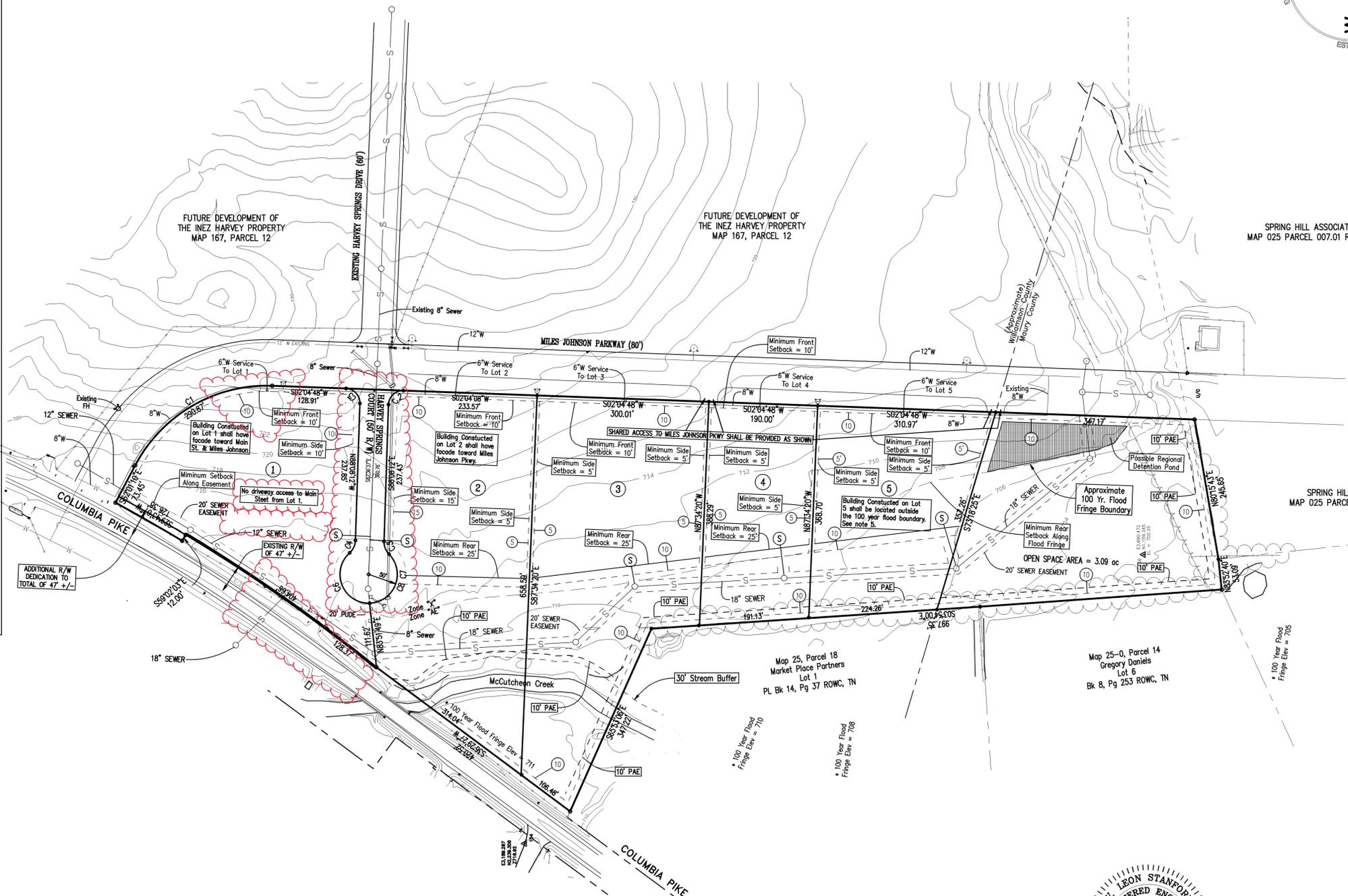
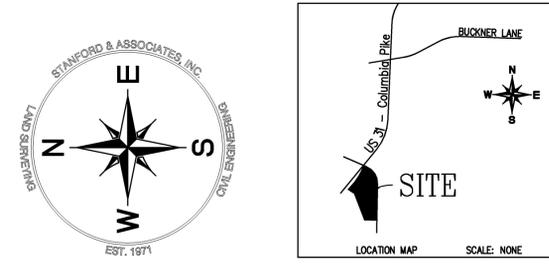
1. Access to the subject property shall be in accordance with that approved for PPL 72-2015. Access onto Main Street shall be prohibited, in accordance with the submitted and approved PPL 72-2015. Further only one curb cut for the subject property shall be permitted onto Miles Johnson Parkway.
2. The proposed "shared access drive" intersecting with Miles Johnson Parkway and aligning with Harvey Springs Drive shall be designed and constructed as a public street (Harvey Springs Court) in accordance with PPL 72-2015.
3. Improvements to Miles Johnson Parkway shall include a dedicated right-turn lane and a dedicated left turn lane onto Harvey Springs Court.
4. The convenience store orientation shall be modified to front onto both Main Street and Miles Johnson Parkway.
5. The applicant shall be required to build a 5' sidewalk for the extent of the project boundary's frontage along Miles Johnson Parkway, contribute a fee in-lieu of construction of a multi-use path on the opposite side of Miles Johnson Parkway between Main Street and Harvey Springs Drive, and pay a fee in-lieu of sidewalk construction for the extent of the project boundary's frontage along Main Street.
6. Right-of-way dedication shall be required for Main Street in accordance with the City's Major Thoroughfare Plan.
7. Approval of this sketch plan application shall remain valid for a period of one (1) year, during which time a site plan application shall be submitted for Planning Commission consideration in accordance with these conditions of approval.
8. Modification to the approved sketch plan and these conditions of approval may require Planning Commission consideration and approval prior to the submittal of a site plan application.

- The purpose of this Preliminary Plat is the creation 5 New Commercial Lots.
- The Site Plan for each lot shall endeavor to create cross access to the adjacent lot.
- Each Lot shall have individual sewer and water service.
- Storm Water Shall Empty into the Flood Plain located along the rear of lots 1 through 5 after passing through detention.
- No Buildings shall be located within the 100 year flood boundary.
- The bearings are based on magnetic north per deed of record.
- All distances are based on field survey using EDM/GPS.
- This Site has access to and is currently provided utility service as follows:
 - Columbia Power & Water
 - Telephone: AT & T
 - Sewer & Water: City of Spring Hill, Tennessee
 - Gas: Atmos
- Public Streets Access
 - Miles Johnson Pkwy (80') & Harvey Springs Court (50').
- The Open Space, including all detention areas, shall be maintained by the Businessowner Assoc. created for the purpose of maintaining all common grounds etc.
- This site does not have any government mapped flood plain areas per the latest FEMA maps available to me as of this date.
- Local Streets within the development.
 - Shall have 50' R/W with 24' of Asphalt with curb & gutter.
 - Shall have a 5' concrete sidewalk constructed on each side to be constructed with buildings on Lot 1 and 2.
- Building Lots shall be as follows.
 - Minimum Front Yard = 10 feet.
 - Minimum Side Yard = 0 feet.
 - Minimum Rear Yard = 25 ft. = 5' per additional story
- All utilities shall be underground, with the exception that, if a 3-Ph Electrical Line is installed by the Elec. Power Provided said line may installed overhead.
- Detention Note: Since the probability remains that lots 1, 2, 3, 4, and 5 will each develop separately and at different times, therefore, each lot shall have the responsibility to independently provide on-lot detention or a regional detention pond may be constructed.
- Sidewalk along Miles Johnson Parkway will be constructed as the building on each of lots 1-5 are individually constructed. The sidewalk will be 5 ft. wide and along the frontage of said lots 1-5 along Miles Johnson Pkwy. The sidewalk shall be constructed along open space parcel frontage of Miles Johnson Pkwy to the south property line of this plan by the builder of lot 5 or as determined by Mr. Harvey.
- The individual builder on each of Lots 1 through 5 shall construct along the individual lot frontage of Miles Johnson Pkwy Landscaping as follows:
 - Install a 3 board white vinyl fence.
 - Install one 2" to 2-1/2" caliper Red Sugar Maple Tree @ 100' intervals.
 - Install and maintain evergreen shrub along the fence (Max height 30').
- Approval of this preliminary plat will expire 12 months from the date of re-approval. Expiration date 2-13-2013.
- 10' Public Access Easement (PAE) is dedicated & described as follows:
 - 10' wide adjacent to and parallel to the 10' Public & Utility Easement located adjacent to and parallel to the rear boundary located within the area designated as being in the flood plain.
 - An additional easement is located adjacent to the Stream Buffer from Main Street to the described in previous paragraph. The Purpose of the Public Access Easement is to allow the City of Spring Hill to install and Maintain a Walking Path.

PLANNING COMMISSION APPROVAL OF PRELIMINARY PLAT

Approved by the _____ Planning Commission,
with such exceptions or conditions as are indicated in the minutes of the Commission on _____

Date _____



SPRING HILL ASSOCIATES
MAP 025 PARCEL 007.01 R.O.M.C.

SPRING HILL ASSOCIATES
MAP 025 PARCEL 007.01 R.O.M.C.

Map 25, Parcel 18
Market Place Partners
Lot 1
Pl. Bk 14, Pg 37 ROWC, TN

Map 25-0, Parcel 14
Gregory Daniels
Lot 6
Bk 8, Pg 253 ROWC, TN

LEGEND

- IRON PIN
- CONCRETE MONUMENT
- 8" WATER MAIN
- 8" SEWER LINE
- DRAINAGE STRUCTURE
- LOT NUMBER 12
- 5'-10"-15'-20' PUBLIC UTILITY AND DRAINAGE EASEMENT
- CONTOUR ELEV 000
- EDGE OF TREE LINE
- 5' CONC. SIDEWALK

Curve	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	64°05'58"	260.00'	290.87'	162.78'	S29°58'11"E	275.94'
C2	90°19'11"	25.00'	39.41'	25.14'	N42°58'36"W	35.45'
C3	89°47'00"	25.00'	39.18'	24.91'	N46°58'18"E	35.29'
C4	46°34'03"	30.00'	24.38'	12.91'	S64°51'10"E	23.72'
C5	46°34'03"	30.00'	24.38'	12.91'	S68°34'47"W	23.72'
C6	140°18'57"	50.00'	122.45'	138.56'	N68°16'22"E	94.06'
C7	0°00'00"	50.00'	0.00'	0.00'	N90°00'00"W	0.00'
C8	132°49'08"	50.00'	115.91'	114.50'	N68°17'41"W	91.64'

LOT	Area (sf)	Acres	Address
1	122,809	2.82	
2	146,302	3.35	
3	165,097	3.79	
4	71,914	1.65	
5	94,849	2.17	
Open	134,551	3.088	Open Space
Total Lot Area = 735,205 sf = 16.87 ac			

NOTE: CLOUDS indicate items that were revised on the 10-6-16 version of this plat

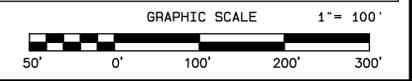


10/20/2009
 Revised 1-29-2010; added easement along Cul-De-Sac added form of approval, added detention pond easement added setback notes or setback lines.
 Revised 2-2-2010; revised note 4 & 15, added note 16 & 17.
 Revised 2-9-2010; continue 47 +/- Row to Miles Johnson Pkwy
 Revised 2-9-2010; add 5' sidewalk across front of Open Space south of Lot 5 and revise note 16.
 Revised 2-7-2012; changed note 8a to Columbia Power & Water, added note 18 stating approval of plat expires 2-13-2013.
 Revised 8-12-2015; Extended Lot Lines to Boundary and moved Open Space to unbuildable Lot adjacent to Lot 5
 Revised 9-02-2015; Add 10' Public Access Easement (See PAE).

HARVEY SPRINGS COMMERCIAL PRELIMINARY PLAT

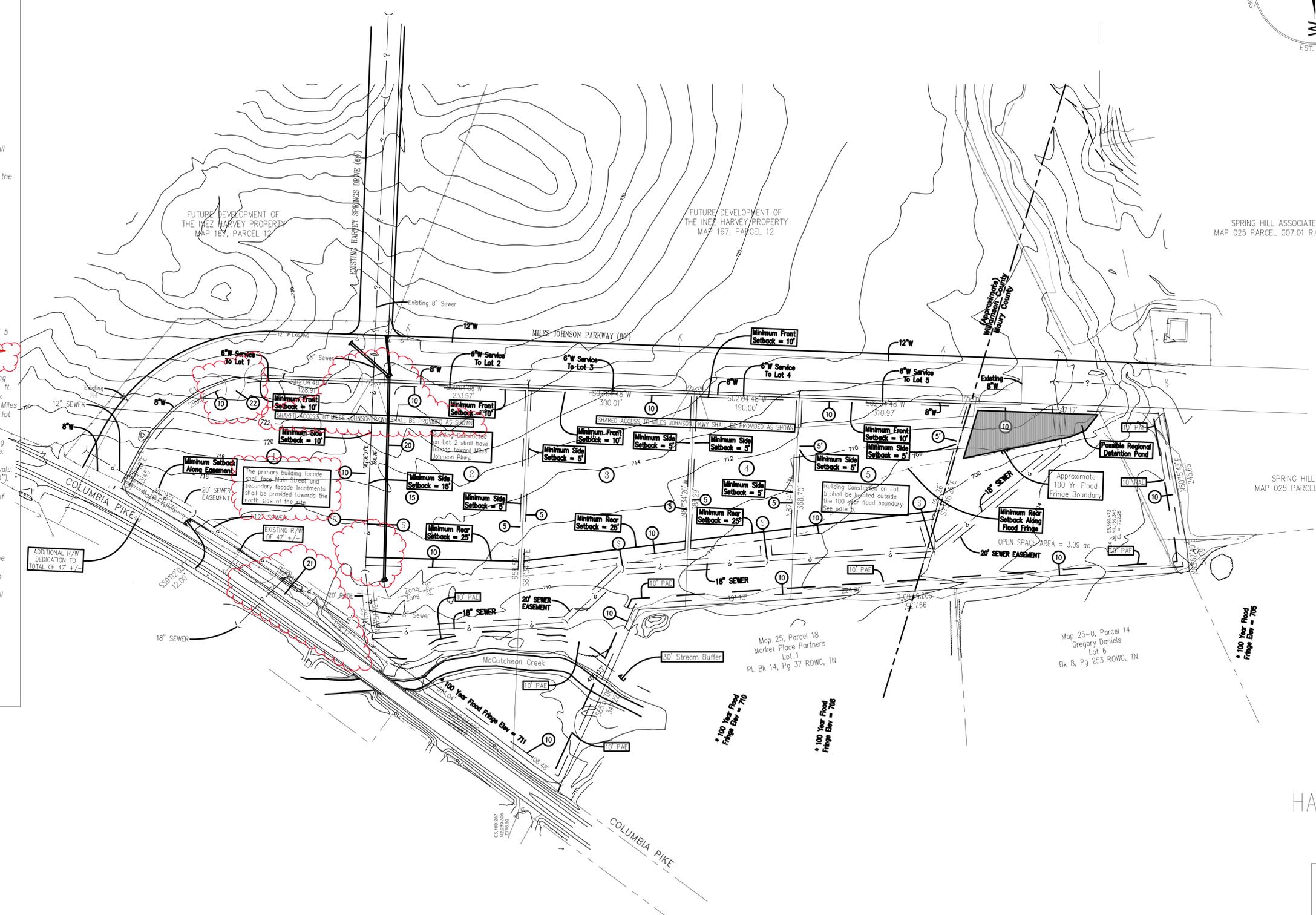
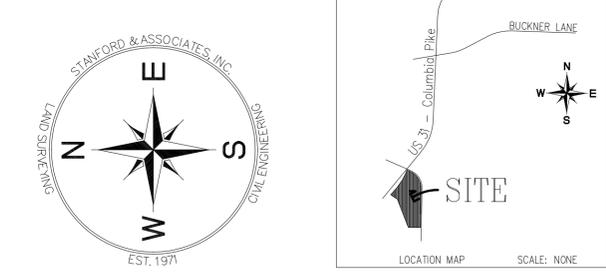
CURRENT ZONING: B-4

CITY OF SPRING HILL MUNICIPAL PLANNING COMMISSION WILLIAMSON COUNTY - STATE OF TENNESSEE	
TOTAL ACRES = 17.40 ac.	TOTAL LOTS = 5
MILES NEW ROADS = 0.06	ACRES NEW ROADS = 0.56
OWNER: Beazer Homes Corp.	CIVIL DISTRICT: 11th
OWNER & DEVELOPER: Harvey & Harvey Associates, LLC P.O. Box 1848 Spring Hill, TN 37174 Ph: 615-604-3228	CIVIL ENGINEER: Stanford & Assoc., Inc. 410 McLemore Ave. Spring Hill, TN 37174 Ph: 931-486-2441
DATE: 10/20/2009	SCALE: 1" = 100'
CLOSURE: 1/10,000	
PROPERTY MAP 167, PARCEL 12; DEED BK 240, PG 878	



- The purpose of this Preliminary Plat is the creation 5 New Commercial Lots.
- The Site Plan for each lot shall endeavor to create cross access to the adjacent lot.
- Each Lot shall have individual sewer and water service.
- Storm Water Shall Empty into the Flood Plain located along the rear of lots 1 through 5 after passing through detention.
- No Buildings shall be located within the 100 year flood boundary.
- The bearings are based on magnetic north per deed of record.
- All distances are based on field survey using EDM/GPS.
- This Site has access to and is currently provided utility service as follows:
 - Columbia Power & Water
 - Telephone: AT & T
 - Sewer & Water: City of Spring Hill, Tennessee
 - Gas: Atmos
- Public Streets Access
 - Miles Johnson Pkwy (80').
- The Open Space, including all dention areas, shall be maintained by the Businessowner Assoc. created for the pupose of maintaining all common grounds etc.
- This site does not have any government mapped flood plain areas per the latest FEMA maps available to me as of this date.
- Local Streets within the development.
 - Shall have 50' R/W with 24' of Asphalt with curb & gutter.
 - Shall have a 5' concrete sidewalk constructed on each side to be constructed with buildings on Lot 1 and 2.
- Building Lots shall be as follows.
 - Minimum Front Yard = 10 feet.
 - Minimum Side Yard = 0 feet.
 - Minimum Rear Yard = 25 ft. = 5' per additional story
- All utilities shall be underground, with the exception that, if a 3-Ph Electrical Line is installed by the Elec. Power Provided said line may installed overhead.
- Detention Note: Since the probability remains that lots 1, 2, 3, 4, and 5 will each develop seperately and at different times, therefore, each lot shall have the responsibility to independently provide on-lot detention **no regional detention pond may be constructed.**
- Sidewalk along Miles Johnson Parkway will be constructed as the building on each of lots 1-5 are individually constructed. The sidewalk will be 5 ft. wide and along the frontage of said lots 1-5 along Miles Johnson Pkwy. The sidewalk shall be constructed along open space parcel frontage of Miles Johnson Pkwy to the south property line of this plan by the builder of lot 5 or as determined by Mr. Harvey.
- The individual builder on each of Lots 1 through 5 shall construct along the individual lot frontage of Miles Johnson Pkwy Landscaping as follows:
 - Install a 3' board white vinyl fence.
 - Install one 2" to 2-1/2" caliper Red Sugar Maple Tree @ 100' intervals.
 - Install and maintain evergreen shrub along the fence (Max height 30").
- Approval of this preliminary plat will expire 12 months from the date of re-approval.
- 10' Public Access Easement (PAE) is dedicated & described as follows:
 - 10' wide adjacent to and parallel to the 10' Public & Utility Easement located adjacent to and parallel to the rear boundary located within the area designated as being in the flood plain.
 - An additional easement is located adjacent to the Stream Buffer from Main Street to the described in previous paragraph. The Purpose of the Public Access Easement is to allow the City of Spring Hill to install and maintain a Walking Path.
- See PAE.
- FUTURE DRAINAGE PIPE, EXACT LOCATION TO BE DETERMINED
- PROPOSED RIGHT IN/RIGHT OUT TO SERVE LOT 1
- PROPOSED FULL ACCESS DRIVE TO SERVE LOT 1

PLANNING COMMISSION APPROVAL OF PRELIMINARY PLAT
 Approved by the _____ Planning Commission,
 with such exceptions or conditions as are indicated in the minutes of the Commission on _____
 Date _____



LEGEND

- IRON PIN:
- CONCRETE MONUMENT:
- 8" WATER MAIN:
- 8" SEWER LINE:
- DRAINAGE STRUCTURE:
- LOT NUMBER 12:
- 5'-10'-15'-20' PUBLIC UTILITY AND DRAINAGE EASEMENT:
- CONTOUR ELEV 000:
- EDGE OF TREE LINE:
- 5' CONC. SIDEWALK:

Curve	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	64°05'58"	260.00'	290.87'	162.78'	S29°58'11"E	275.94'

130,156 SF, 2.99 AC.

LOT	Area (sf)	Acres	Address
1	123,800	2.82	
2	146,302	3.35	
3	165,097	3.78	
4	71,914	1.65	
5	94,849	2.17	
Open	134,551	3.088	Open Space
Total Lot Area = 735,205 sf = 16.87 ac			

156,652 SF, 3.60 AC.

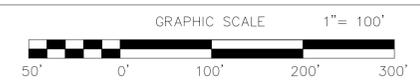
REVISIONS for 10-6-16:
 Added all proposed driveways.
 Removed Cul-De-Sac; change area of Lots 1 & 2
 Removed curve data that went with the Cul-De-Sac
 Added note 20 about future storm drainage
 Added notes 21 & 22 RE: Driveway access to Lot 1
 Removed note stating "no access from Columbia Pike".
 Modified note about building facade

REVISED 10-6-16: ADDED DRIVEWAY TO LOT 1, REVISED BUILDING NOTE ON LOT 1

HARVEY SPRING'S COMMERCIAL PRELIMINARY PLAT

CURRENT ZONING: B-4

CITY OF SPRING HILL MUNICIPAL PLANNING COMMISSION WILLIAMSON COUNTY - STATE OF TENNESSEE	
TOTAL ACRES = 17.40 ac.	TOTAL LOTS = 5
MILES NEW ROADS = 0.06	ACRES NEW ROADS = 0.56
OWNER: Beazer Homes Corp.	CIVIL DISTRICT: 11th
OWNER & DEVELOPER Harvey & Harvey Associates, LLC P.O. Box 1848 Spring Hill, TN 37174 Ph: 615-604-3228	
DATE: 10/20/2009	SCALE: 1" = 100'
CLOSURE: 1/10,000	
PROPERTY MAP 167, PARCEL 12; DEED BK 240, PG 878	



Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: October 24, 2016
SUBJECT: RZN 268-2016 (Tennessee Children's Home)

RZN 268-2016: Submitted by Brian King for property located at 804 Branham Hughes Circle (Tennessee Children's Home). The property is zoned B-2, Neighborhood Shopping District. The applicant requests rezoning approval from B-2 to Planned Zoning District. (Planner: Sanders)

Property description: This property is located at the northeast intersection of Main Street and Kedron Road and contains approximately 102 acres. It is currently developed for the Tennessee Children's Home with multiple buildings and accessory structures, including historic Ferguson Hall. A stream runs along property's frontage on Kedron Road and Old Kedron Road/Miles Johnson Parkway.

Request: The applicant requests approval to rezone the property from B-2, Neighborhood Shopping District, to Planned Zoning District (PZD) to allow for five (5) customized zoning districts to allow for the redevelopment of the property as a town center with a combination of municipal, institutional, commercial, and residential uses. Staff has included recommended modifications in the attached proposed (see red print).

The PZD provisions were recommended by the Planning Commission and adopted by the Board of Mayor and Aldermen in 2016 to provide a new zoning tool to address specific and unique needs throughout the City of Spring Hill that are not adequately addressed with the based zoning districts and supplementary regulations of our ordinances. A copy of the final PZD is attached to this report.

Historic Commission: Due to the historic designation of Ferguson Hall and the surrounding historic buffer, all zoning and development requests are required to be reviewed by the Historic Commission and receive their recommendation for Planning Commission consideration.

Additional information required: Pursuant to Article XVIII, all proposed common open space and proposed ownership of such must be identified, as well as the following –

1. Site coverage note indicating the percentage of the site that is currently covered by impervious surface.
2. Existing and proposed topographical information with source noted
3. Show stream buffers
4. Delineate trees to be retained on-site and the measures to be implemented for their protection
5. Show, note, and dimension all known existing on- and off-site utilities and easements with name of easement holder and the purposed of the easement.
6. Show the location of known existing or proposed ground leases or access agreements (shared parking lots, drives, etc).
7. Show location of adjacent parks, cemeteries, structures, development, and historically significant properties.
8. Show contours a vertical intervals of not more than two (2) feet.

Additional information requested: Public Works and Engineering has requested that a traffic impact study be submitted for review and consideration prior to a Planning Commission recommendation to the Board of Mayor and Aldermen.

**CITY OF SPRING HILL, TN
PLANNING COMMISSION AGENDA APPLICATION**

**Tennessee Children's Home Property
804 Branham Hughes Circle
Spring Hill, TN 37174**

Application Submission for PLANNED ZONING DISTRICT "PZD"

Name of Property Owner	Tennessee Children's Home
Address	804 Branham Hughes Circle, Spring Hill, TN 37174
Phone (Office)	931.486.2274
Fax	
Email	<u>bking@tennesseechildrenshome.org</u>

October 12, 2016

Dara Sanders
City Planner
Spring Hill Planning Commission
199 Town Center Parkway
Spring Hill, TN 37174

SUBJECT: Submission of Planning Commission Agenda Application for “PZD” Planned Zoning District for the property located at 804 Branham Hughes Circle, Spring Hill, Tn, also known as the Tennessee Children’s Home.

Dear Planning Commission:

The Tennessee Children’s Home in collaboration with the prospective buyer, respectfully request acceptance of the submitted request for Zoning Designation of the property located at 804 Branham Hughes Circle and the 103 acre parcel to allow for the Planned Zoning Districts as identified on the enclosed sketches.

The subject property is suitable for a comprehensive planned zoning district or districts to encourage a mixed-use redevelopment to enrich the community environment, spur economic development and provide cultural enrichment while providing for a centralized Town Square with surrounding amenities that support the anticipated growth.

We look forward to working collaboratively with the Planning Commission to bring this project to reality and request your comments or recommendation of this proposal.

Sincerely,

Brian King
Tennessee Children’s Home

C.c. Mike Hale, KCS Companies

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- Recommend updating table of contents

EXECUTIVE SUMMARY

The Tennessee Children's Home is requesting that the property located at 804 Branham Hughes Circle, Spring Hill, TN 37174 (103 acres) be zoned as a Planned Zoning District with 5 individual Zoned Districts, each with respective restrictions for use.

The Master Plan has been developed to provide flexibility and include a community enclave that is supported by surrounding amenities such as retail, restaurants, bank, municipal facilities, a town square and open spaces for gatherings or peaceful enjoyment. It also took into consideration traffic flow needs, walking paths and walkways to encourage the harmonious living of the New Town Center Development concept. The Master Plan has been further developed to include many features found in a Mixed-Use Neighborhood Area, incorporating multiple product types in a Village-Style design.

In each of the following sections, we identified the basic regulatory uses for each Planned Zoning District.

PLANNED ZONING DISTRICT – URBAN TOWN CENTER**Planned Zoning District “Urban Town Center”****Permitted Uses:**

- A. Commercial Uses
 - a. Food Services (grocery store, bakery, restaurants (not drive-through), coffee shops, neighborhood bars/pubs.
 - b. Retail Uses (florists, hardware store, stationary store, book store, studios and shops for artisans, clothing shops, home goods store)
 - c. Services (exercise studio or gym, dance studio, offices (professional and medical), barber/hair salon, dry cleaning)
 - d. Accommodations (bed and breakfast, small hotel or inn)
- B. Civic & Municipal Uses
 - a. Municipal Office, City Hall
 - b. Library
 - c. Museum
 - d. Post Office
 - e. Senior Citizen Center
- C. Mixed-Use Residential
 - a. Residential over Retail (lofts, condos, apartments)
 - b. Leasing Office
- D. Parking
 - a. Parking Structures
 - b. Surface Parking Lots off-street
 - c. Limited on-street parking
 - d. No On-Site Off Street parking required
 - e. No Surface Parking between Buildings and Street
 - f. Off-Site Surface Parking and Parking Structures will count towards required parking in this District
- E. Open Space Uses
 - a. Town Square
 - b. Greenways
 - c. Natural areas
 - d. Environmental corridors
- F. Building Height
 - a. Maximum of 3 stories or 45 feet
- G. Architectural Features
 - a. Will be consistent in all buildings to create the Village-Style visual appeal, to be approved by a created Architectural Review Committee
 - b. Building Façade will be Brick
 - c. Minimum of 60% Glazing in Façade facing Public Streets on ground floor (2nd & 3rd floors exempt)
 - d. Residences on 2nd and 3rd floors will be permitted to have a Balcony (not exceeding 4' x 10')

-
- e. Awnings for non-residential building are permitted
 - i. Maximum of 5' protrusion from front of building
 - ii. No wider than the building space
 - iii. No point of the Awning will be lower than 8' above the surface
 - iv. Awning material will be Copper or equal look as approved by the Architectural Review Committee
 - H. Signage
 - a. Projecting Signs are permitted
 - b. Maximum distance of projection is 5' from building (and shall provide clearance of 8' above the sidewalk or surrounding grade, whichever is greater)
 - c. Sign design will be approved by Architectural Review Committee
 - I. Building Setback
 - a. Front – 0'- 10' Build-To Zone
 - b. Rear – 15'
 - c. Side – 0' adjoining - 5' individual buildings
 - J. Lot Size/Coverage
 - a. Varying Lot sizes
 - i. 25 foot minimum width
 - ii. 100' maximum width
 - iii. 100% lot coverage (any variance will need Architectural Review Committee approval)
 - K. Pedestrian Circulation
 - a. Sidewalks in mixed-use area
 - b. Sidewalks in civic, municipal, retail areas
 - c. Sidewalks meet ADA requirements
 - d. Crosswalks will be clearly identified and lighted
 - L. Traffic Circulation
 - a. Roads will meet the City of Spring Hill standards
 - i. Collector (Boulevard) Roadway
 - ii. Local Road
 - iii. Alley/Private
 - b. Traffic calming features
 - c. Include collector, sub-collector and local street
-

PLANNED ZONING DISTRICT – NEIGHBORHOOD SHOPPING DISTRICT

Planned Zoning District “Neighborhood Shopping District” Permitted Uses

- A. Uses
 - a. All B-2 section of the City of Spring Hill Zoning Ordinances
 - b. With the addition of the following:
 - i. ATM
 - ii. Bank
 - iii. Medical Office (under 5000sf)
 - iv. Personal Care Services (Salon, Barber Shop, Massage Therapy, Counseling)
 - v. Personal Instruction (Yoga, Workout Studio, Music/Art Studio)
 - vi. Retail
 - vii. Restaurant (non-drive-thru type)
- B. Parking
 - a. Surface Parking Lots
- C. Open Space Uses
 - b. Walking path
 - c. Greenways
 - d. Natural areas
- D. Building Height
 - e. Maximum of 1 stories or 25 feet
- E. Architectural features
 - f. Brick or stone
 - g. Glazing will be minimum of 60% of front façade
 - h. Awnings for non-residential building are permitted
 - i. Maximum of 5’ protrusion from front of building
 - ii. No wider than the building space
 - iii. No point of the Awning will be lower than 8’ above the surface
 - iv. Awning material will be Copper or equal look as approved by the Architectural Review Committee
- F. Signage
 - i. Projecting Signs are permitted
 - j. Maximum distance of projection is 5’ from building
 - k. Sign design will be approved by Architectural Review Committee
- G. Building Set-back
 - l. 25’ from side and rear property boundary
 - m. 0’- 10’ Build-to-Zone (recommend removing build-to zone for this district)
- H. Lot Size/Coverage
 - n. Varying Lot sizes
 - i. 25 foot minimum width
 - ii. 500’ maximum width
 - iii. 80% building lot coverage

PLANNED ZONING DISTRICT – URBAN RESIDENTIAL

Permitted Uses

Planned Zoning District “URBAN RESIDENTIAL”

- A. Multi-Family Uses
 - a. Multi-building Apartment Community (248 Units) (recommend setting a du/acre limit. Example: 12 dwelling units/acre)
- B. Community Amenities
 - a. Amenity Center, Leasing Office
 - b. Community Pool
 - c. Apartment Community resident use only
 - d. Fenced and secure, keycard access
- C. Parking
 - a. Surface Parking Lots
- D. Open Space Uses
 - a. Walking path
 - b. Greenways
 - c. Natural areas
- E. Building Height
 - a. Maximum of 4 stories or 50 feet
- F. Architectural features
 - a. Brick or stone
 - b. Siding (vinyl or Hardi)
 - c. Stoops allowed on elevated levels
 - d. No patios on front façade of building
 - e. All buildings will contain consistent features
 - f. Roofing material will be Architectural Shingles
 - g. Fencing around community pool
 - h. Rear façade shall not face any Collector Roadway
- G. Building Set-back
 - a. 25’ from property boundary
 - b. 15’ between buildings
 - c. 10’ front

PLANNED ZONING DISTRICT – RESIDENTIAL VILLAGE

Planned Zoning District “Residential Village”

Permitted Uses

- A. Residential Uses
 - a. Single-Family Dwellings
 - b. Town Home Dwellings
- B. Community Amenities
 - a. Playground
- C. Parking
 - a. Attached Garages (each dwelling)
 - b. Garage Access will be from rear or side of Single Family dwellings
 - c. Town Homes may be permitted to have front loaded garages
- D. Open Space Uses
 - a. Walking path
 - b. Greenways
 - c. Natural areas
- E. Building Height
 - a. Maximum of 3 stories or 45 feet
- F. Architectural features
 - a. Brick or stone
 - b. Siding (vinyl or Hardi)
 - c. Front Porches required on all Single Family Residences facing Collector Roadway and may encroach into the front setback a maximum of 6 feet
 - d. Front Entry Door will face the street
 - e. Side Façade will not squarely face a Collector Roadway or Local Street
 - f. Roof Lines shall provide variation in style and height within the limits of these standards to avoid a monolithic appearance
 - g. All features should provide diversity in style and mass, while also providing interesting elements that beautify the community, but have a consistent architectural theme
 - h. Roof Shingles will be Architectural Style
- G. Landscaping features
 - a. Street trees shall be minimum of 2 ½’ caliper and shall meet American Nursery Standards
 - b. Every residential lot must provide at least 1 street tree
- H. Fences
 - a. Fences shall be constructed of ornamental metal and shall be colored black
 - b. Fences are only allowed at the rear of the lot, no wider than the width of the dwelling
- I. Building Set-back
 - a. 10’ Front
 - b. 5’ Side minimum on Single Family Dwellings, 0’ on Town Homes
 - c. 15’ Rear

PLANNED ZONING DISTRICT – RECREATION DISTRICT

Planned Zoning District “Recreation District”

Permitted Uses

A. Green Space Uses

- a. Amphitheatre or Stage
- b. Recreational Lake
- c. Outdoor Music Events
- d. Festivals
- e. Community Events
- f. Special Events

B. Parking

- a. Exempt from on-site parking requirements

(Recommend specifying no bulk and area requirements if not proposed)

**ARTICLE XVIII
PLANNED ZONING DISTRICT**

Section 1. Applicability

Any property located within the city limits is eligible for a Planned Zoning District (PZD).

Section 2. Purpose

The intent of the PZD is to permit and encourage comprehensively planned zoning and developments that cannot be achieved through the current base zoning districts of this Zoning Ordinance and whose purpose is redevelopment, economic development, cultural enrichment, or to provide a single-purpose or mixed-use planned development and to permit the concurrent processing of zoning and development. The Board of Mayor and Aldermen may consider any of the following factors in review of a PZD application:

- A. *Flexibility.* Providing for flexibility in the distribution of land uses, in the density of development and in other matters typically regulated in zoning districts.
- B. *Compatibility.* Providing for compatibility with the surrounding land uses.
- C. *Harmony.* Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.
- D. *Variety.* Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and redevelopment opportunities.
- E. *No negative impact.* Does not have a negative effect upon the future development of the area:
- F. *Coordination.* Permit coordination and planning of the land surrounding the PZD and cooperation between the City and private developers in the urbanization of new lands and in the renewal of existing deteriorating areas.
- G. *Open space.* Provision of more usable and suitably located open space, recreation areas and other common facilities that would not otherwise be required under conventional land development regulations.
- H. *Natural features.* Maximum enhancement and minimal disruption of existing natural features and amenities.
- I. *Comprehensive Plan.* Comprehensive and innovative planning and design of mixed use yet harmonious developments consistent with the guiding policies, principles, and recommendations of the Comprehensive Plan.
- J. *Special Features.* Better utilization of sites characterized by special features of geographic location, topography, size or shape.

- K. *Recognized zoning consideration.* Whether any other recognized zoning or municipal code consideration would be violated in this PZD.

Section 3. Rezoning

Property may be rezoned to the PZD by the Board of Mayor and Aldermen in accordance with the requirements of this chapter.

- A. A PZD shall not be used as a refuge from the requirements of an equivalent base zoning district.
- B. Proposed districts shall identify all uses, permitted by right or on appeal, subject to Board of Mayor and Aldermen approval of the PZD request.
- C. Residential densities shall be determined on the basis of the following:
 - 1. The densities of surrounding development;
 - 2. The densities allowed under the current Zoning;
 - 3. The development goals and other polices of the City's Comprehensive Plan;
 - 4. The topography and character of the Natural environment; and
 - 5. The impact of a given density on the specific site and adjacent properties.
- D. *Building setback.* There shall be no minimum building setback requirement except as may be determined by the Planning Commission and the Board of Mayor and Aldermen during review of the zoning plan based on the uses within the development and the proximity of the development to existing or prospective development on adjacent properties.
- E. *Building height.* There shall be no maximum building height except as may be determined by the Planning Commission and Board of Mayor and Aldermen during the review of the zoning plan based on the uses within the development and the proximity of the development to existing or prospective development on adjacent properties. A lesser height may be established by the Planning Commission or Board of Mayor and Alderman when it is deemed necessary to provide adequate light and air to adjacent property and to protect the visual quality of the community.
- F. *Building area.* The Planning Commission and Board of Mayor and Aldermen shall review specific proposed lot coverages with generally correspond to the guidelines for lot coverage in the respective residential, office commercial or industrial district which most depicts said development scheme.
- G. *Design and development.* The Planning Commission and Board of Mayor and Aldermen shall review specific proposed design and development criteria if the proposal intends to incorporate techniques and specifications beyond those permitted in the City's Zoning Ordinance and Subdivision Regulations.

H. *Maintenance Organization.* In any instance where common open space is to be conveyed to an organization other than a public agency, the Planning Commission and the Board of Mayor and Aldermen shall require that the landholder provide for and establish an organization for the ownership and maintenance of any common open space.

1. Such organization shall not be dissolved nor shall it dispose of any common open space, by sale or otherwise (except to an organization conceived and established to own and maintain the common open space), without first offering to dedicate the same to the City and the said dedication be approved by the Planning Commission.
2. In the event that the organization established to own and maintain common open space, or any successor organization shall at any time after the establishment of the PZD fail to maintain the common open space in reasonable order and condition in accordance with the final approved plan, the Planning Department may serve written notice upon such organization and/or the owners or residents of the property. Should the organization fail to maintain the common open space thirty (30) days after the issuance of written notice, the Planning Department shall call upon any public or private agency to maintain the common space for a period of one (1) year. When the Planning Department determines that the organization is not prepared for the maintenance for yearly periods. The cost of such maintenance shall be assessed proportionately against the properties within the PZD that have a right to enjoyment of the common open space, and shall become a lien on said properties.

I. *Additional Application Requirements.* Plans and exhibits shall be drawn and prepared by a licensed design professional and shall be prepared legibly in a standard engineering scale. The following information shall be submitted to the Planning and Zoning Department for review:

1. Name, Address, Zoning, and Property lines of all property owners adjacent to the exterior boundaries of the project ✓
2. Name, address; phone numbers of owner(s), developer(s), and representatives. All parties who have more than a 5% ownership and/or investment in the project shall be listed. In the event that a separate company is established for the project, all members of the company shall be listed individually with their own contact information.
- ③ North arrow, scale, date of preparation, existing zoning, classification, map/parcel numbers, and total acreage
4. Title block located in the lower right hand corner indicating the name and type of project, scale, firm/individual preparing drawing, date, and revisions ✓
5. Legend containing all symbols and lines shown in the drawing
6. Vicinity map of the project with a radius of 1.5 miles from the project, and show Major Thoroughfare Plan streets as well as the 100 year floodplain boundary ✓

7. Show location of all existing structures on property ✓
- ⑧ Site coverage note indicating the percentage of the site that is currently covered by impervious surface.
9. Title, name, address, stamp, and signature of design professional who prepared the PZD submittal documents. ✓
10. Show the 100 year floodplain and /or floodway and base flood elevations. Reference the FIRM panel number and effective date. ✓
11. Note and delineate wetlands on the property ✓
- ⑫ Existing and proposed topographic information with source noted
- ⑬ Show stream buffers
- ⑭ Delineate trees to be retained on-site and the measures to be implemented for their protection ✓
- ⑮ Show, note, and dimension all known existing on and off site utilities and easements with name of easement holder and the purpose of the easement
16. If a septic system is to be utilized, provide a table of the acreage and percolation rates
17. Show conceptual layout for roadways within the property and address connectivity requirements such that the project has two points of ingress/egress. ✓
18. Identify the location of known existing or abandoned water wells, sumps, cesspools, springs, streams, bodies of water, water impoundments, and underground structures within the project ✓
- ⑰ Show the location of know existing or proposed ground leases or access agreements (shared parking lots, drives, etc.)
- ⑳ Show location of adjacent parks, cemeteries, structures, development, and historically significant properties
- ㉑ Show contours at vertical intervals of not more than two (2) feet
22. Any other data or reports as deemed necessary for project review by the City Planner, City Administration, or Planning Commission

Section 4. Submittal Requirements

An application shall not be considered complete until the required submittal information has been provided to the Planning Department.

- A. Application type.
 1. Zoning. A PZD application may be submitted to establish the zoning criteria of a property, in accordance with Section 3 of this article.
- B. All PZD applications shall include a booklet and concept plan:
 1. *Booklet.* Describe the intent of each proposed district and list all zoning, design, and development criteria, as outlined in Section 3 of this Article.
 2. *Concept Plan.* Illustrate the general development form and arrangement permitted by the proposed districts to satisfy the requirements of Section 3 in this article.

Section 5. Phasing

Standard vesting periods shall apply for an application requiring preliminary approval, as outlined in Article IV, Section 8.4.

- A. Exception. The Board of Mayor and Aldermen may approve a phasing plan granting extended vesting periods than the standard. The proposed phasing plan shall include the action that commences the initial vesting period and all subsequent actions that extend the initial vesting period, similar to the organization of Article IV, Section 8.4. The initial vesting period shall not exceed 15 years for undeveloped properties.

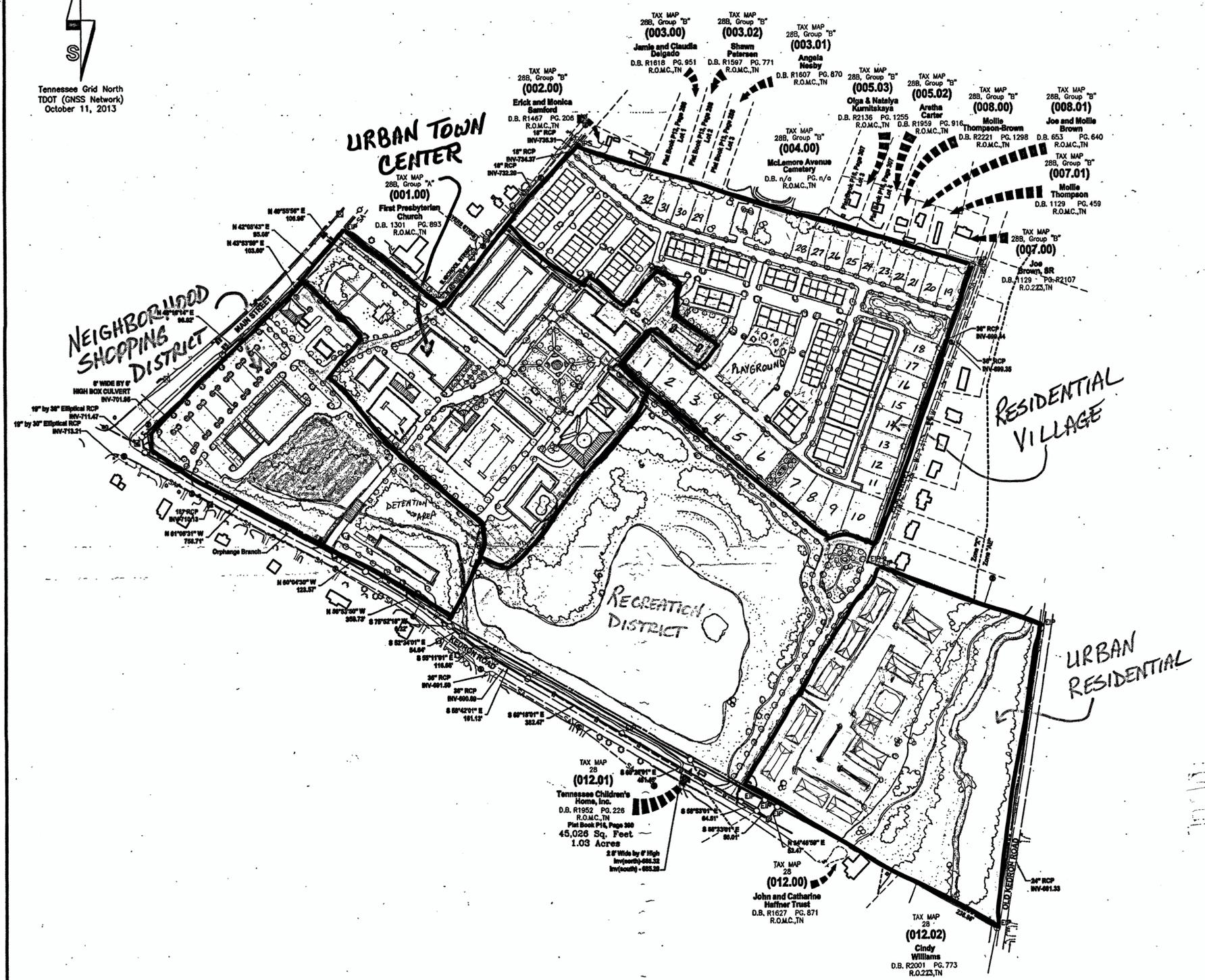
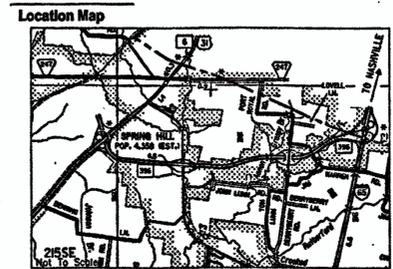
Section 6. Enforcement

The construction and provision of development entitled by a PZD must be in compliance with the approved submittals described herein. If the Planning Commission finds that development is occurring in a manner inconsistent with the approved PZD, then the Planning Commission may take either or both of the following actions:

- A. Cease to approve any additional final plats.
- B. Instruct the Codes Director to discontinue issuance of building permits.

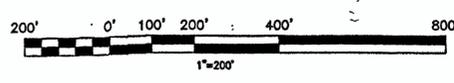
In any instance where the above actions are taken, the Planning Commission shall gain assurance that the issues have been resolved and the project has been brought back into compliance with the approved PZD.

Tennessee Grid North
TDOT (GNSS Network)
October 11, 2013



- Surveyor's Notes**
- All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
 - The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
 - Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by others. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
 - Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size location, depth, and availability of service should be by local utility agencies.
 - The property shown hereon is located within the City of Spring Hill, Maury County, TN. All matters pertaining to construction, use, location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Spring Hill's Zoning Regulations as interpreted and regulated by the Department of Planning and Codes.
 - The area of the parcel as shown hereon is 102.13 Acres or 4,448,928 Square feet.
 - This property currently identified as a portion of Tax Map No. 28 Parcel No. 002.00 and 012.01. For designation shown thus (XXX) indicates Parcel Numbers for said map.
 - Plot reference: N/A
 - Deed reference: Deed Book 193, page 295 and R1952, 226.
 - Bearings based on: Tennessee State Plane, Zone 4100
 - This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
 - This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
 - This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.
 - The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
 - The certification is not an expressed or implied warranty or guarantee.
 - A portion of this property is located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0185E, dated April 16, 2007, as shown hereon graphically.
 - Topography as shown hereon was provided by L.I. Smith and Associates, 1100 Lebanon Pike, Suite 105, Nashville, TN 37210, dated January 9, 2014 and supplemented with field located points for manholes and culverts.

Legend	
○ PS Iron Rod Found	○ Bench Mark
○ I.P.F. Iron Pipe Found	△ Stake Found
○ ANLE Aisle Found	○ Fire Hydrant
○ Fence Post	○ Water Meter
○ Concrete Monument Existing	○ Water Valve
○ P.K.F. PK Nail Found	○ Water Reducer
○ P.K.S. PK Nail Set	○ Clean Out
○ R.R.S.F. Railroad Spike Found	○ Sanitary Sewer Manhole
○ R.R.S.S. Railroad Spike Set	○ Storm Sewer Manhole
○ Catch Basin	○ Electric Manhole
○ Curb Inlet	○ Telephone Manhole
○ Storm Pipe	○ Gas Valve
○ Gas Meter	○ Light Pole
○ Gas Valve	○ Power Pole
○ Telephone Riser	○ Telephone Pole
○ Telephone Booth	○ Guy Pole
○ Gas Meter	○ Power Pole
○ Gas Valve	○ Telephone Pole
○ Light Pole	○ Guy Pole
○ Power Pole	○ Evergreen Tree
○ Flag Pole	○ Deciduous Tree
○ Guy Wire	○ Bush
○ Mailbox	○ Sign
○ Parking Block	
○ Satellite Dish	
○ Handicap Parking	
○ Water Spigot	
○ Bollard	
○ Adjoining Property Line	○ Edge of Water
○ Subject Property Line	○ Ditch / Creek Centerline
○ Easement Line	○ Minor Contour Line
○ Building Setback Line	○ Index Contour Line
○ Centerline	○ Gas Line
○ Edge of Pavement	○ Sanitary Sewer Line
○ Edge of Gravel	○ Water Line
○ Fence Line	○ Storm Sewer Line
○ Woods / Tree Line	○ Overhead Utility Line
	○ Overhead Cable Line
	○ OHE - Overhead Electric Line
	○ OHT - Overhead Telephone Line
	○ UGL - Underground Utility Line
	○ UGC - Underground Cable Line
	○ UGE - Underground Electric Line
	○ UGT - Underground Telephone Line
	○ FM - Force Main Line



Surveyor's Certification (Tennessee)
I hereby certify that this is a Category "T" survey and the ratio of precision of the unadjusted survey is greater than 1:10,000 as shown hereon.



11/10/14
Date

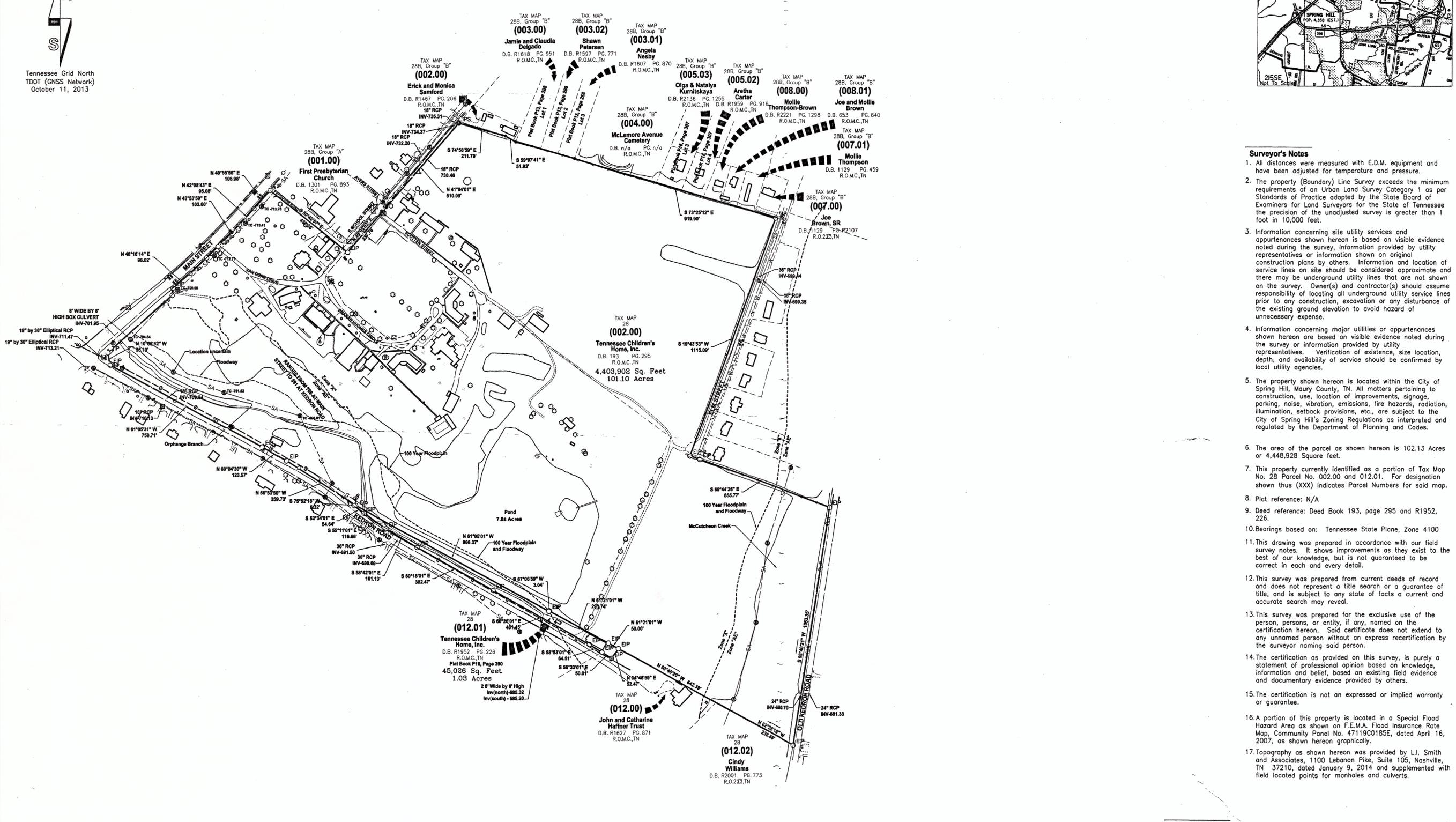
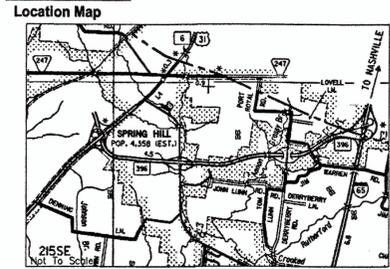
O'LEARY & ASSOCIATES
LAND SURVEYING
2558 Nashville Highway * Columbia, TN 39401 * (931) 489-2088

NO.	DATE	REVISIONS
1	11/10/14	AWKED DATA FROM L.I. SMITH DATED 1-3-14

BOUNDARY SURVEY
TENNESSEE CHILDREN'S HOME PROPERTY
P.O. BOX 10
SPRING HILL, TENNESSEE

JOB NUMBER
13-5097
SHEET NUMBER
1 OF 1

Tennessee Grid North
TDOT (GNSS Network)
October 11, 2013



- Surveyor's Notes**
- All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
 - The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
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 - This property currently identified as a portion of Tax Map No. 28 Parcel No. 002.00 and 012.01. For designation shown thus (XXX) indicates Parcel Numbers for said map.
 - Plot reference: N/A
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 - This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
 - This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate survey may reveal.
 - This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.
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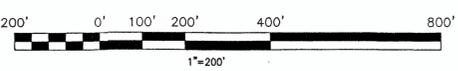
O'LEARY & ASSOCIATES
LAND SURVEYING
2558 Nashville Highway * Columbia, TN 38401 * (931) 489-2088
allen@olearyaa.com

NO.	DATE	REVISIONS
1	1/10/14	ADDED TOPG FROM L.J. SMITH DATED 1-9-14

BOUNDARY SURVEY
TENNESSEE CHILDREN'S HOME PROPERTY
P.O. BOX 10
SPRING HILL, TENNESSEE
MAURY COUNTY

JOB NUMBER
13-5097
SHEET NUMBER
1 OF 1

- Legend**
- | | | | | | |
|---------------------------------|--------------------------|---------------------|-------------------|----------------------------|-----------------------------|
| ● Iron Rod Found | ⊕ Bench Mark | ⊠ Catch Basin | ⊠ Electric Riser | ⊠ Power Pole | ⊠ Overhead Electric Line |
| ⊕ Iron Rod Set | ⊕ Stake Found | ⊕ Curb Inlet | ⊕ Telephone Riser | ⊕ Flag Pole | ⊠ Overhead Telephone Line |
| ⊕ I.P.F. Iron Pipe Found | ⊕ Fire Hydrant | ⊕ Storm Pipe | ⊕ Telephone Booth | ⊕ Guy Wire | ⊠ Undergroud Utility Line |
| ⊕ Axle Found | ⊕ Water Meter | ⊕ Cable Manhole | ⊕ Gas Meter | ⊕ Mailbox | ⊠ Undergroud Cable Line |
| ⊕ Fence Post | ⊕ Water Valve | ⊕ Gas Valve | ⊕ Light Pole | ⊕ Sanitary Sewer Line | ⊠ Undergroud Electric Line |
| ⊕ Concrete Monument Existing | ⊕ Water Reducer | ⊕ Telephone Manhole | ⊕ Power Pole | ⊕ Water Line | ⊠ Undergroud Telephone Line |
| ⊕ P.K.F. PK Nail Found | ⊕ Clean Out | ⊕ Electric Meter | ⊕ Telephone Pole | ⊕ Edge of Gravel | ⊠ Forced Main Line |
| ⊕ P.K.S. PK Nail Set | ⊕ Sanitary Sewer Manhole | ⊕ Cable Riser | ⊕ Guy Pole | ⊕ Edge of Pavement | |
| ⊕ R.R.S.F. Railroad Spike Found | ⊕ Storm Sewer Manhole | | | ⊕ Edge of Woods | |
| ⊕ R.R.S. Railroad Spike Set | | | | ⊕ Ditch / Creek Centerline | |
| | | | | ⊕ Minor Contour Line | |
| | | | | ⊕ Index Contour Line | |
| | | | | ⊕ Gas Line | |
| | | | | ⊕ SA Sanitary Sewer Line | |
| | | | | ⊕ Water Line | |
| | | | | ⊕ ST Storm Sewer Line | |
| | | | | ⊕ OH Overhead Utility Line | |
| | | | | ⊕ FM Forced Main Line | |
| | | | | ⊕ OHC Overhead Cable Line | |



Surveyor's Certification (Tennessee)

I hereby certify that this is a Category "T" survey and the ratio of precision of the unadjusted survey is greater than 1:10,000 as shown hereon.



1/10/14
Date

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: October 24, 2016
SUBJECT: ADM 270-2016 (Main Street Storage Facility)

ADM 270-2016: Submitted by Anderson, Delk, Epps & Associates, Inc for property located at 4792 Main Street. The property is zoned B-4, Central Business District and contains approximately 1.96 acres. The applicant requests amendment of a condition of approval association with STP 157-2016. (Planner: Sanders)

Property background and description: This undeveloped property is located northeast of the intersection of Buckner Road and Main Street, at the northern most gateway of Spring Hill's city limits. It is part of a commercial subdivision recorded in 2005 with the intent of being developed for a medical complex. The property to the west is developed for Heritage Elementary and Middle Schools, and the property to the east is undeveloped.

In September of 2015, the Planning Commission granted sketch plan approval, and then in April of 2016, the Planning Commission granted site plan approval for a three-story climate controlled self-storage building containing 74,700 square feet and associated parking. Planning Commission approval for both included improvements to Main Street, which require Williamson County Board of Education to grant an easement for the construction of the required improvements. To-date, the school district has declined to consider the applicant's/developer's request at this time.

Request: The applicant requests modification of STP 270-2016 condition of approval #5 to eliminate the requirement for the left-turn lane on Main Street to be completed prior to the issuance of a certificate of occupancy. Staff has included the reports for both the sketch plan and site plan in this packet.



ANDERSON, DELK, EPPS & ASSOCIATES, INC.

Engineering • Land Planning • Surveying

618 GRASSMERE PARK DRIVE • SUITE 4
NASHVILLE, TENNESSEE 37211
Telephone (615) 331-0809
Fax (615) 331-0110

October 11, 2016

Mr. Victor Lay, City Administrator
City of Spring Hill, Tennessee
P.O. Box 789
Spring Hill, TN 37174

Re: 4792 Main Street Storage Facility
SKP 80-2015 & STP 157-2016

Dear Mr. Lay,

At our Client's request we are seeking to go to the Spring Hill Board of Zoning Appeals or the Spring Hill Planning Commission to petition relief from a Staff and Planning Commission requirement on the above referenced Site. When the project went through the review and approval process, a condition of approval was to include a dedicated left turn lane. Our Clients have completed the following:

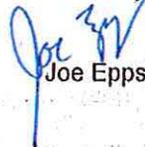
- Traffic Opinion Study from RPM Transportation Consultants, LLC: No turn lane warranted for this Development
- Design of the left turn lane
- City and State Approval of the left turn lane
- Easement descriptions and Exhibits to acquire room to build the turn lane from the Williamson County Board of Education

At this time our Clients can not obtain the required easements from the Board of Education. They therefore request relief from the turn lane requirement as a part of their approval.

Our Clients wish to move forward with their project. They seek to have a Site with no encumbrances so they can complete the project and receive a clean Certificate of Occupancy.

The Developers and property owners appreciate the time and assistance you and your Staff have given to the project. If you should have any questions, please call.

Sincerely


Joe Epps, P.E.

Enclosures

cc: Mayor Rick Graham
Ms. Dara Sanders, City Planner
Mr. Tom Wolf, City Engineer
Mr. Steve Kroeger, Kroeger Real Estate Company
Mr. Taylor Preston, The Natchez Group
Mr. Mark Tarver, Tarver Properties Inc.

Spring Hill Planning Commission Regular Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: October 12, 2015
SUBJECT: SKP 80-2015

SKP 80-2015: Submitted by Anderson, Delk, Epps, and Associates for property located at 4796 Main Street. The property is zoned B-4, Central Business District, and contains approximately 1.96 acres. The applicant requests sketch plan approval for a storage facility.

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

Request: The applicant requests sketch plan approval for three-story climate controlled self-storage building containing 74,700 square feet and associated parking.

Streets and sidewalk: Main Street is designated as an Arterial in the Major Thoroughfare Plan, which requires a minimum of 95 feet of right-of-way. Dedication of right-of-way will be required at this location, as indicated on the sketch plan. The sketch plan shall be revised to show the centerline, lane width, and shoulders of Main Street within 200 feet of the subject property.

Access: The approved subdivision for this property includes shared access within "common ingress/egress easements", and there is an existing curb cut onto Main Street, in accordance with the previously approved shared access, and a northbound dedicated right-turn lane on Main Street. Off-site improvements will be required to bring this driveway up to City standards, as the current condition of the driveway providing access to the subject property is gravel. The sketch plan has been revised to reflect this improvement.

The applicant has submitted a traffic impact study with this application, which is included in this packet. The study indicates that this proposal will generate 193 new trips per day to this undeveloped property. Despite this significant increase in vehicle trips per day and significant traffic congestion in the immediate and surrounding area, the study states that a southbound left turn lane onto the property is not warranted.

Due to the traffic volume associated with this proposal, the anticipated 58 vehicles per day making a southbound left turn onto the property, and the existing significant traffic congestion in the surrounding area, the City Engineer recommends in favor of a southbound dedicated left turn lane onto the existing curb cut. The Planning Department is in agreement that a dedicated left turn lane is necessary and appropriate.

Since the Planning Commission work session, the applicant has revised the sketch plan application to include the dedicated left turn lane, as recommended by staff.

Parking: The applicant proposes 21 parking spaces, which exceeds the minimum number required (four spaces).

Building design: The applicant proposes a three-story building with a combination of brick, EIFS, and glass.

Fire Department: Another fire hydrant will be required on the west side of the building within three to seven feet of the curb and within 100 feet of the FDC for the sprinkler system. Compliance with this requirement will be determined at the time of site plan application.

Landscaping and open space: A conceptual landscape plan was not submitted with this application. Based on staff's review of the information submitted, the applicant has the ability to comply with the City's landscaping and open space requirement.

Recommendation: Staff finds that the conceptual plan indicates the applicant's ability to meet the City's zoning and development regulations and recommends approval of SKP 80-2015, subject to the following conditions of approval:

1. Approval of the site plan shall remain valid for a period of one (1) year from Planning Commission approval, during which time a building permit must be submitted for review and approval.
2. Modification to the approved sketch plan shall require Planning Commission approval prior to the submittal of a site plan application. The modification may be denied if the proposal alters the proposed use, increases the overall area of the project, increases the density of the development, or increases any local government expenditure necessary to implement or sustain the proposed use.

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: April 11, 2016
SUBJECT: STP 157-2016 (Self Storage)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Jon Baughman, Associate Planner
MEETING: October 24, 2016
SUBJECT: SKP 271-2016 (1035 Parkway Drive Storage)

SKP 271-2016: Submitted by David Craker for property located at 1035 Parkway Drive. The property is zoned M-1, Light Industrial, and contains approximately 2.4 acres. The applicant requests sketch plan approval for workshop and office tenant spaces.

Property Description: This property is known as lot 10 in the Parkway Business Center on Parkway Drive. The property is located north of Saturn Parkway, just west of I-65. There are residential uses to the north of the property, zoned R-2, Medium Density Residential, an office building to the east, a daycare and church to the south and vacant land to the west, all zoned M-1, Light Industrial. The subject property is vacant and covered in grass and is not located in any flood zones.

Request: The applicant originally intended to submit a site plan for review, however, it was determined that the submittal did not contain the minimum requirements. The application is sufficient for sketch plan review and the applicant seeks approval for workshop and office tenant spaces. The sketch plan indicates 12 separate buildings.

Streets and Sidewalks: The sketch plan does not indicate any sidewalk infrastructure along Parkway Drive. A sidewalk will be required. Parkway Drive is classified as a local street and, according to the Major Thoroughfare Plan, is required to have 50' of right-of-way. It exceeds the minimum right-of-way requirement with 60' of right-of-way. Right-of-way dedication is not required.

Access: The applicant proposes a single curb cut on Parkway Drive, on the southern side of the property. The proposed drive aisle is 25' wide and loops through the property, maintaining its 25' width the entire distance.

Parking and Loading: Based on the information provided in the sketch plan, the development is compliant with the parking requirements of the zoning ordinance. The applicant proposes approximately 50 uncovered parking spaces. An additional 12 covered spaces will be included (inside the 12 buildings), bringing the total to approximately 62 spaces. This exceeds the 24 spaces required by the zoning ordinance. Parking stalls are 9'x18'. Three accessible spaces are provided.

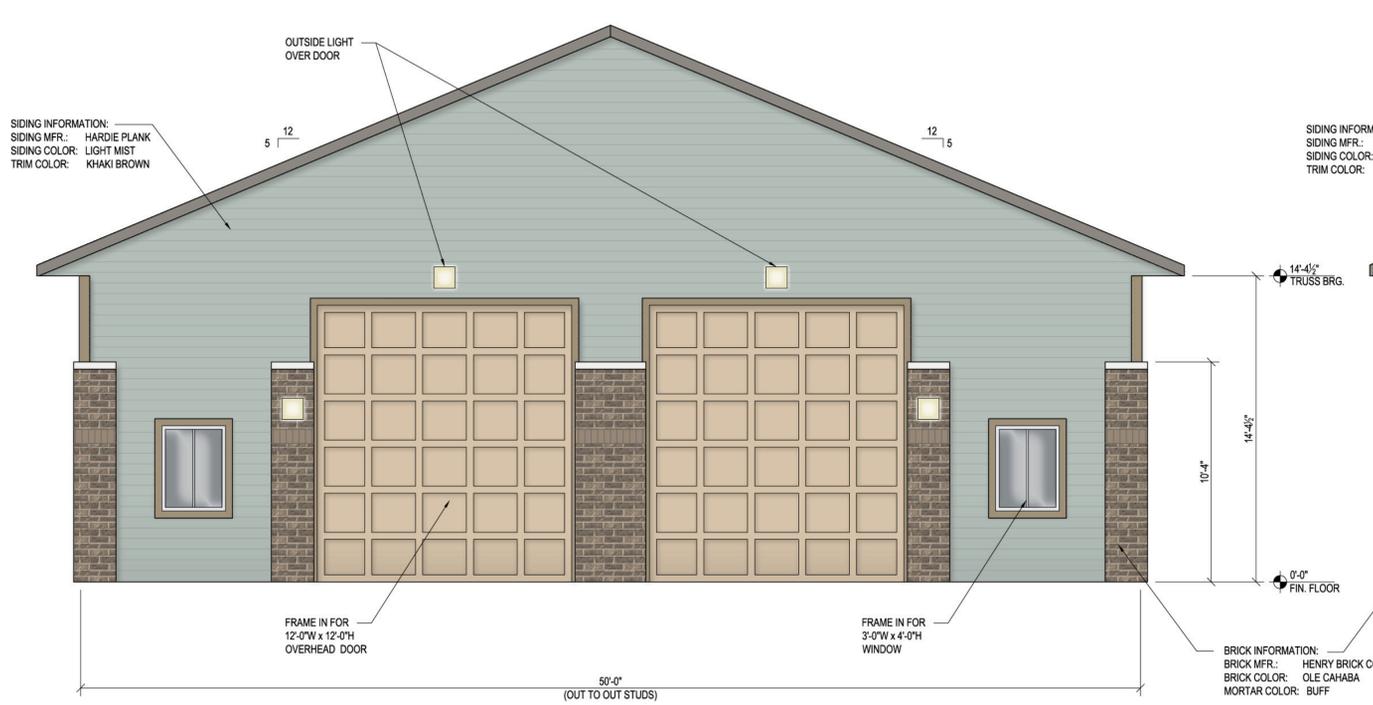
Landscaping and Buffering: A rear landscaped buffer of 25' is required. The proposed water line that will service the individual buildings and its associated 20' buffer is expected to conflict with this requirement. The applicant inquired about the possibility of using a fence to address this. No minimum side yard is required because the subject property is not adjacent to residential property. A front yard setback of 30' is shown.

Building Design: The building elevations indicate the proposed structures will be compatible with the surrounding environment. Primary materials will be hardie board with brick trim and an asphalt shingle roof.

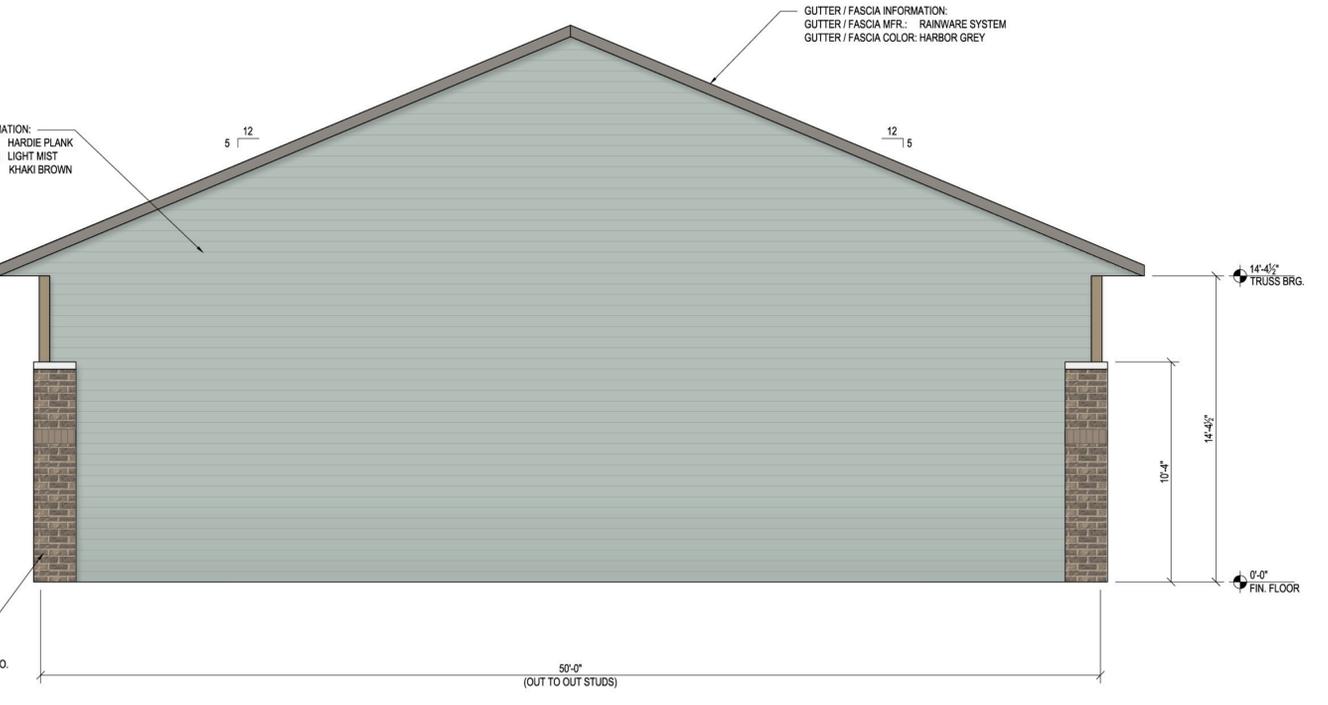
Bicycle and Greenway Plan: The proposed development is not affected by the requirements of the Bicycle and Greenway Plan.

Engineering/Public Works:

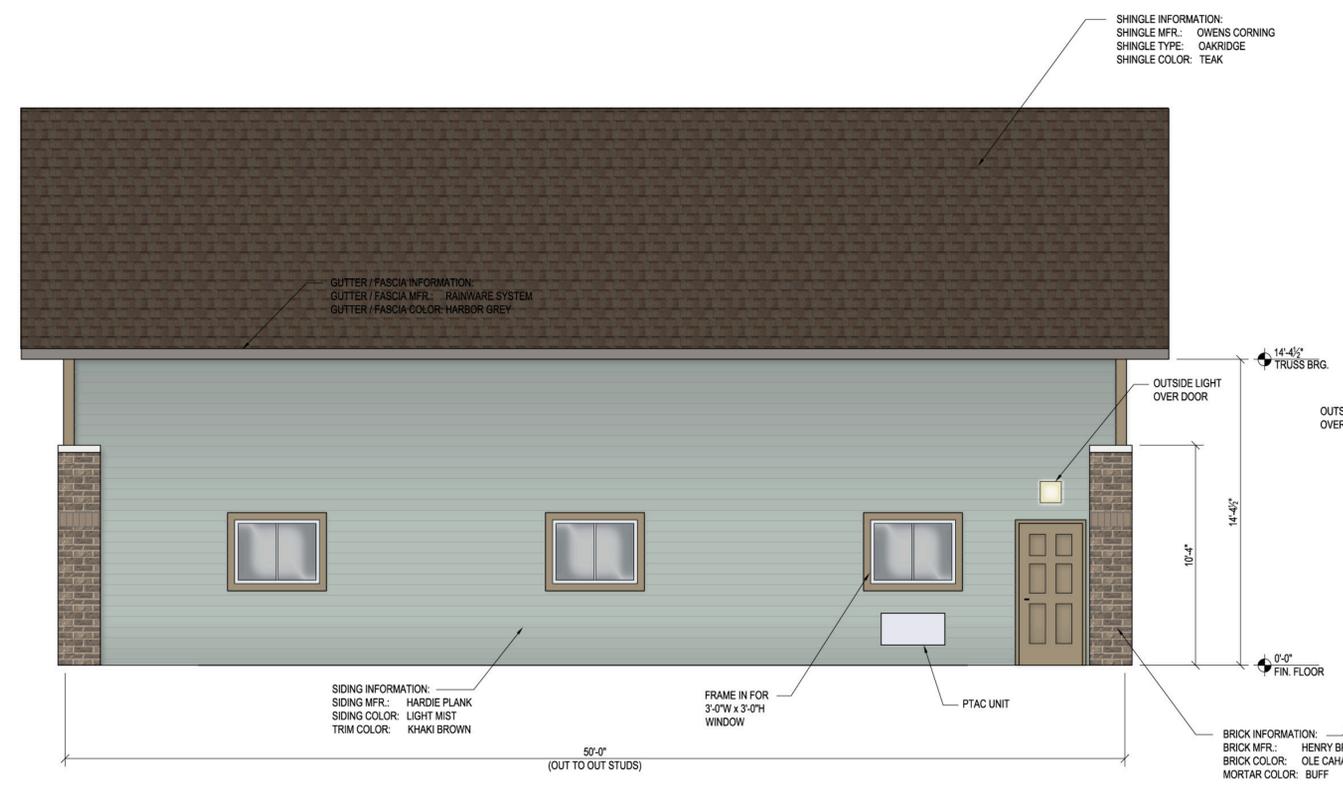
1. Is sidewalk required on Parkway Drive?
2. Show ADA ramps and standard detail (onsite).
3. Provide fire truck turning movement and photometric sheet.



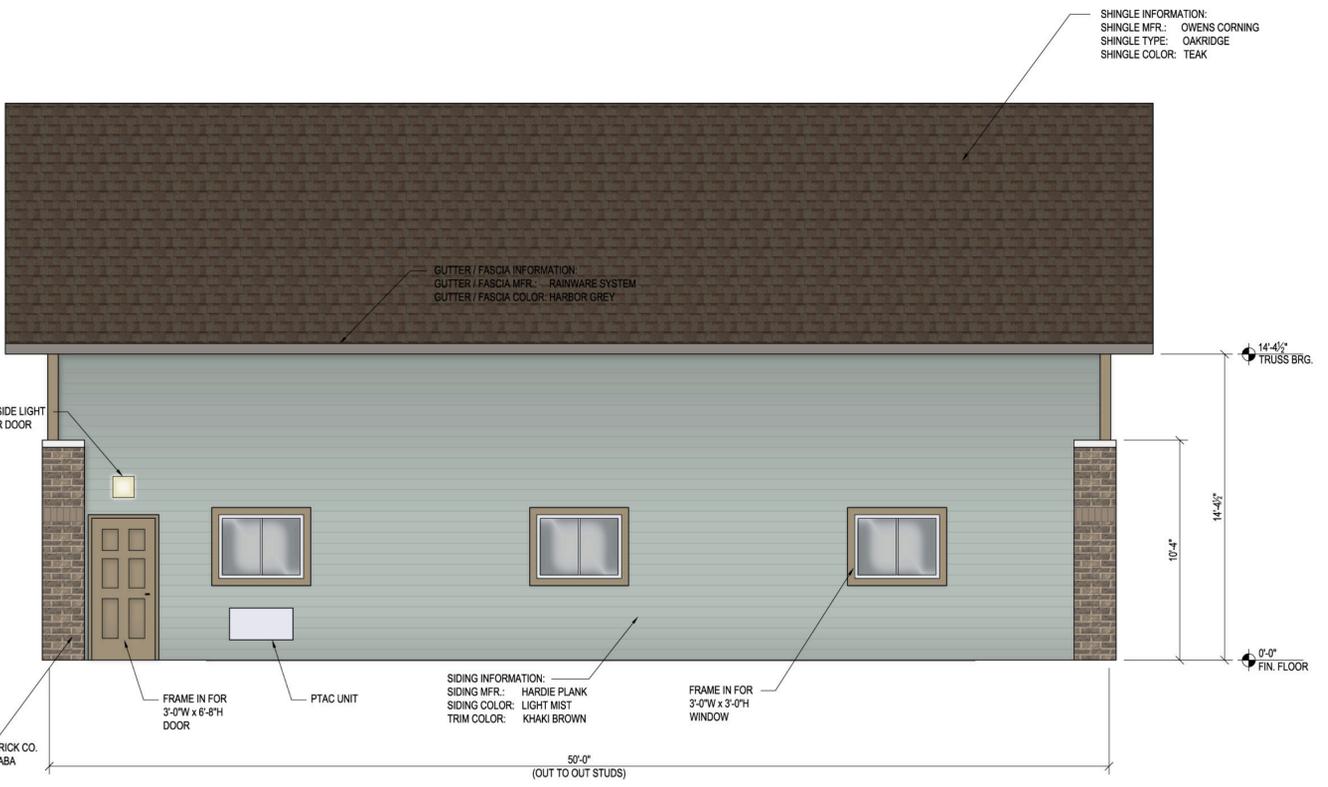
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

115 Old Hickory Lane, Suite 105, 132
Franklin, Tennessee 37067
Phone: 615-945-2907
Fax: 615-945-2908
www.johnroberts-engineering.com
PLANNING SUBMITTAL
Professional Seal
P.E. Job Number: 2016-0171

John Roberts
Engineering
Structural Consulting Firm

PROPOSED FOR: PREMIER DESIGN BUILD

ADDRESS: 231 POLK PLACE DR.
FRANKLIN, TN 37064
PHONE: 615-945-0745

PROJECT: MIDDLE TENNESSEE
STORAGE SHOPS

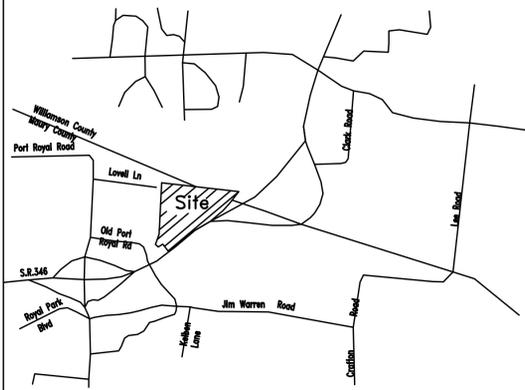
ADDRESS: 1035 PARKWAY DR.
SPRINGHILL, TN 37174

REVISIONS

NO.	DESCRIPTION

PROJ.#: x

DATE: 10-12-16



Vicinity Map
not to scale

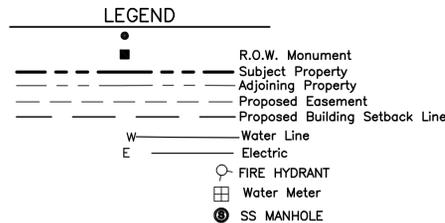
THIS DRAWING IS BASED ON SURVEY INFORMATION PROVIDED BY DIVIDING LINE SURVEY SERVICES, STEVEN CLIFTON, P.E. IS NOT RESPONSIBLE FOR THE ACCURACY

SITE DATA

TOTAL ACRES: 2.41
 EXISTING ZONING: M-1
 EXISTING LAND USE: VACANT PARCEL
 PROPOSED LAND USE: LIGHT INDUSTRIAL
 PARKING REQUIRED: 1SP/2EMP/SHIFT+1SP/BUS VEH : 30 SPACES
 PARKING PROVIDED: 52 SPACES
 GROSS FLOOR AREA: 30,000 SF-29% (40% MAX)
 GREENSPACE: 15% MIN-15,777 SF
 GREENSPACE PROVIDED: 41.6%-43,757 SF
 VEHICULAR USE AREA: 29,380 SF
 INTERIOR LDSC AREA: 2,938 SF (10%) MIN
 INTERIOR LDSC AREA PROVIDED: 4,852 SF (16.5%)

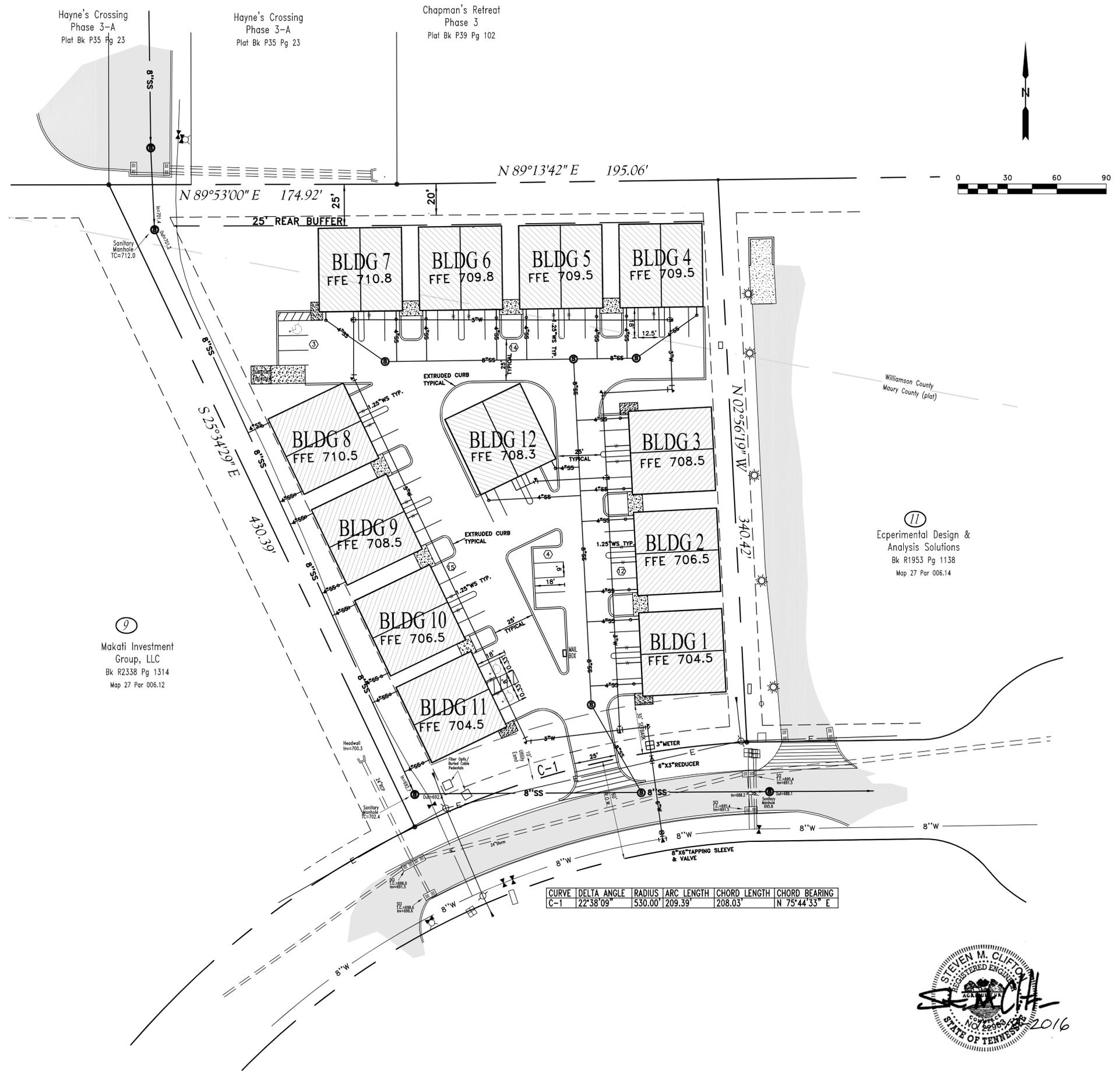
THIS PROPERTY IS NOT LOCATED IN AN AREA SUBJECT TO THE 0.01% ANNUAL CHANCE OF FLOOD AS DEPICTED ON FIRM MAP 47119C0185E. EFFECTIVE DATE 4/16/2007

STORMWATER DETENTION PROVIDED VIA PARKWAY BUSINESS CENTER REGIONAL DETENTION SYSTEM

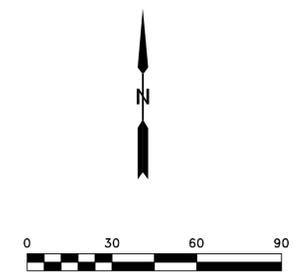


Know what's below.
Call before you dig.

FIELD WORK PREPARED BY:
 DIVIDING LINE SURVEY SERVICES
 760 GLENN MASON ROAD
 DICKSON, TENNESSEE 37055
 PHONE: 441-1111



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C-1	22°38'09"	530.00'	209.39'	208.03'	N 75°44'33" E



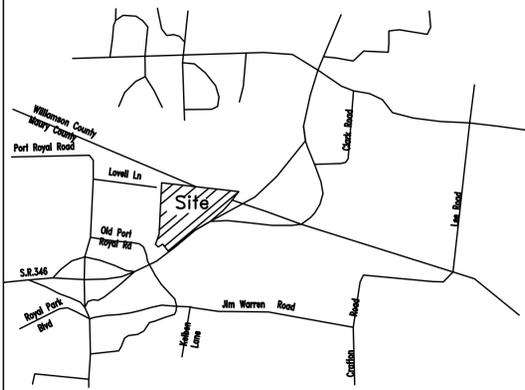
REVISION #	DATE	DESCRIPTION
1	10/17/16	STAFF REVIEW COMMENTS

MIDDLE TENNESSEE STORAGE SHOPS
 PREMIER DESIGN BUILD
 1035 PARKWAY AVE
 PARKWAY BUSINESS CENTER, LOT 10
 MAP 27; PARCEL 006.13
 SPRING HILL, TENNESSEE

STEVE CLIFTON, P.E.
 P.O. BOX 433 THOMPSON'S STATION, TN
 PHONE (615) 207-9839
 DAVE CRACKER
 PREMIER DESIGN BUILD
 (615) 945-0745
 231 POLK PLACE
 FRANKLIN, TN 37064

SKETCH PLAN
 LAYOUT & UTILITIES
 DATE: 10-12-2016
 PROJECT NO.: 160708
 DRAWN BY: _____
 CHECKED BY: _____
 C1.0





Vicinity Map
not to scale

THIS DRAWING IS BASED ON SURVEY INFORMATION PROVIDED BY DIVIDING LINE SURVEY SERVICES, STEVEN CLIFTON, P.E. IS NOT RESPONSIBLE FOR THE ACCURACY

THIS PROPERTY IS NOT LOCATED IN AN AREA SUBJECT TO THE 0.01% ANNUAL CHANCE OF FLOOD AS DEPICTED ON FIRM MAP 47119C0185E. EFFECTIVE DATE 4/16/2007

STORMWATER DETENTION PROVIDED VIA PARKWAY BUSINESS CENTER REGIONAL DETENTION SYSTEM

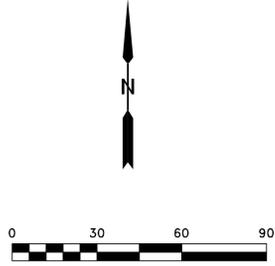
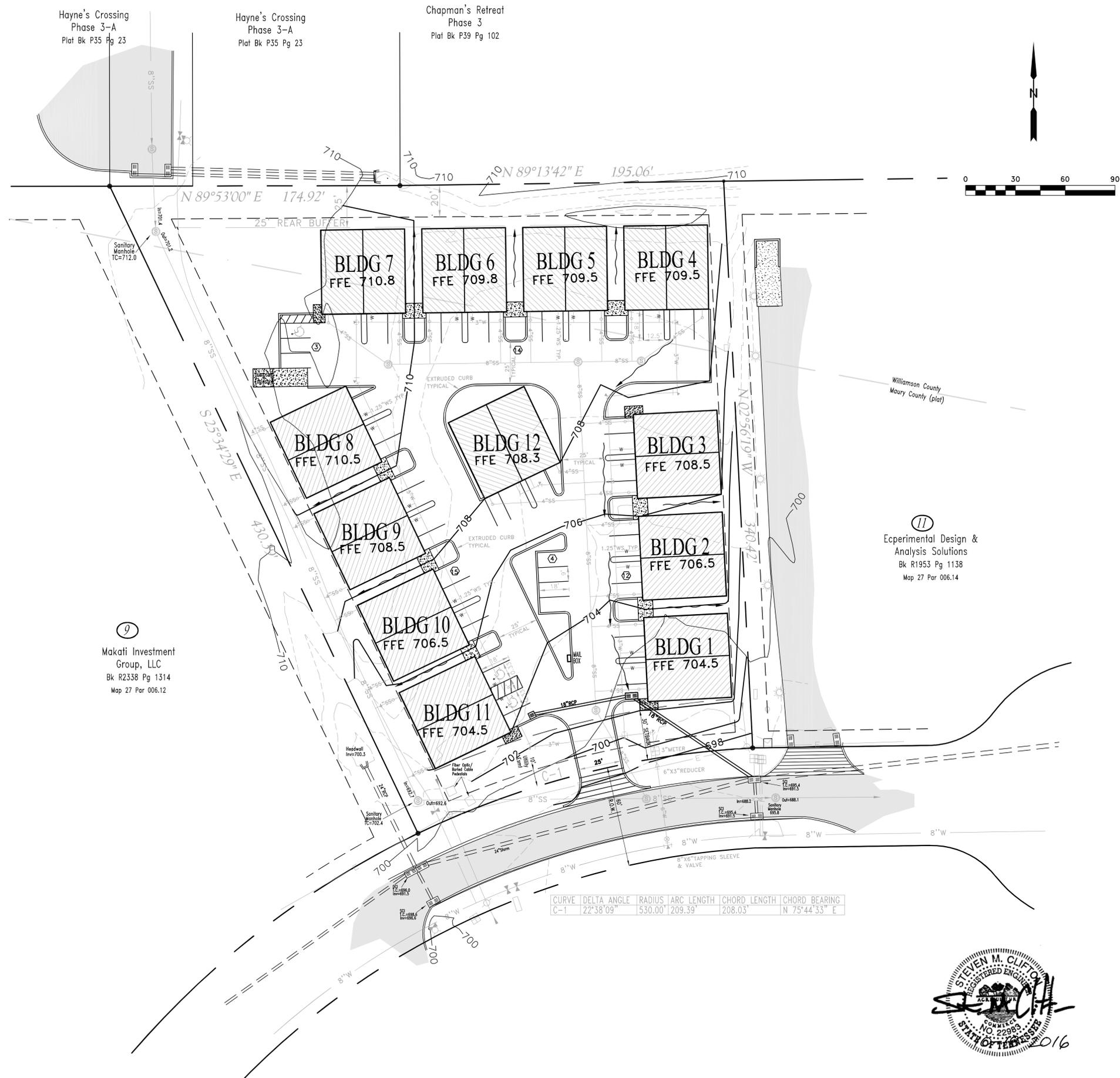
LEGEND

	R.O.W. Monument
	Subject Property
	Adjoining Property
	Proposed Easement
	Proposed Building Setback Line
	Water Line
	Electric
	FIRE HYDRANT
	Water Meter
	SS MANHOLE



Know what's below.
Call before you dig.

FIELD WORK PREPARED BY:
DIVIDING LINE SURVEY SERVICES
760 GLENN MASON ROAD
DICKSON, TENNESSEE 37055
PHONE: 441-1111



REVISION #	DATE	DESCRIPTION
1	10/17/16	STAFF REVIEW COMMENTS

MIDDLE TENNESSEE STORAGE SHOPS
PREMIER DESIGN BUILD
1035 PARKWAY AVE
PARKWAY BUSINESS CENTER, LOT 10
MAP 27; PARCEL 006.13
SPRING HILL, TENNESSEE

STEVE CLIFTON, P.E.
P.O. BOX 433 THOMPSON'S STATION, TN
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FRANKLIN, TN 37064

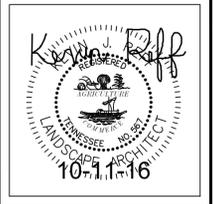
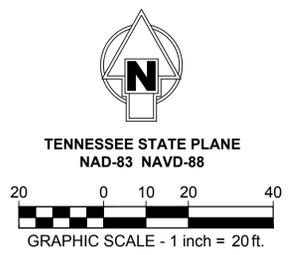
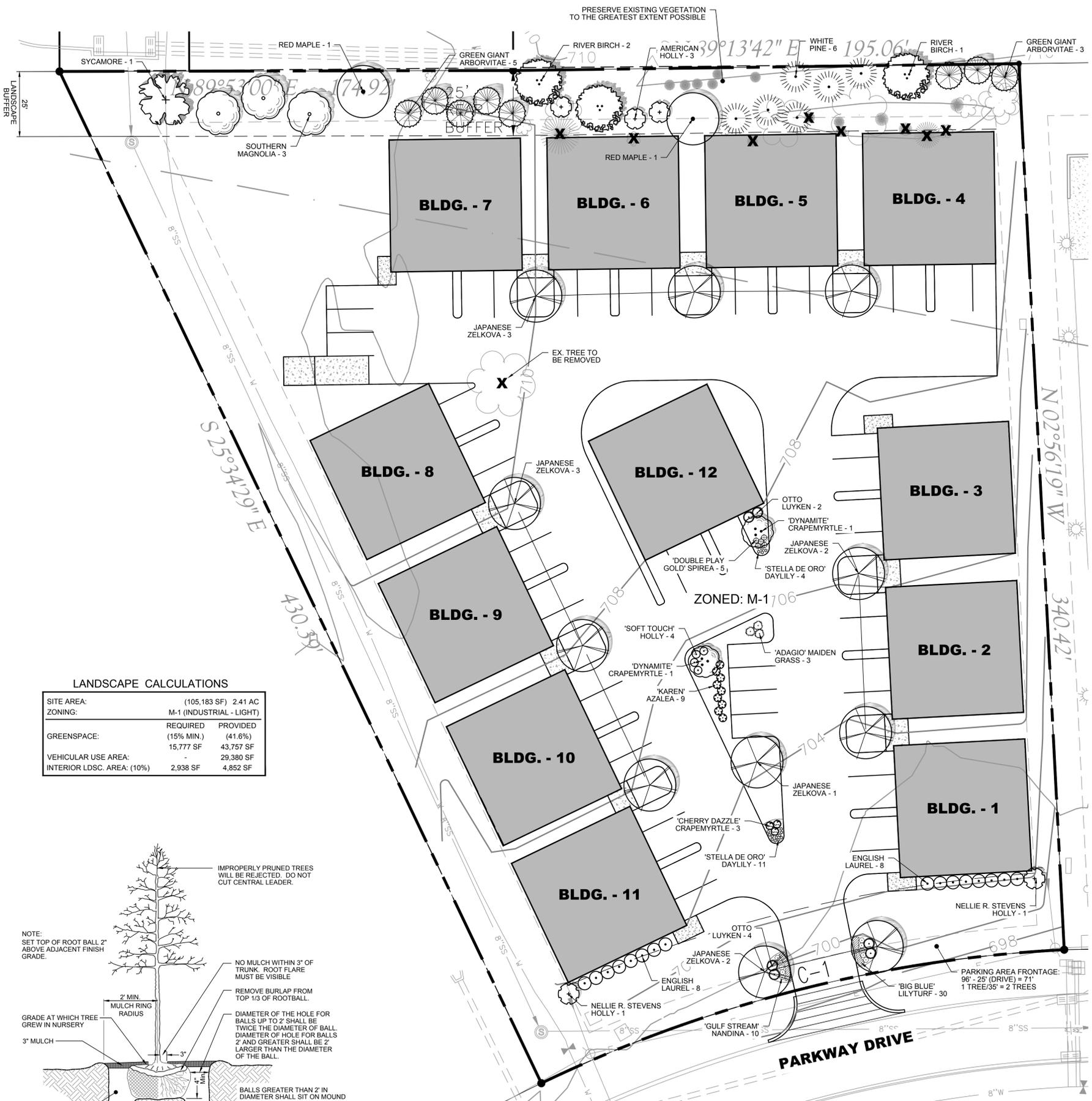
SKETCH PLAN
GRADING & DRAINAGE

DATE: 10-12-2016
PROJECT NO.: 160708

DRAWN BY: _____
CHECKED BY: _____

C2.0





LANDSCAPE NOTES:

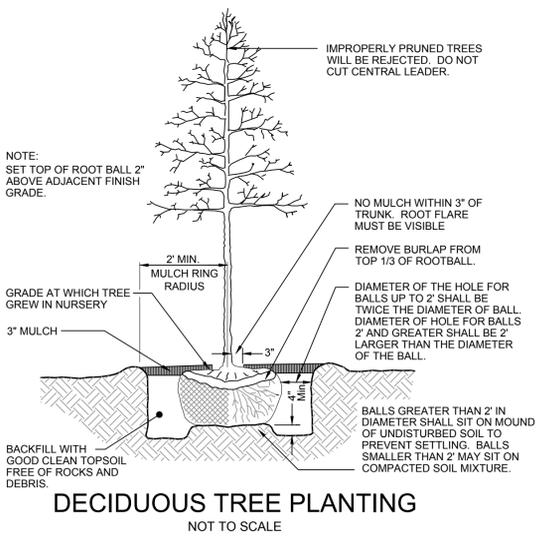
1. WHEN APPLICABLE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING TREES TO REMAIN. NO HEAVY EQUIPMENT SHOULD BE PERMITTED TO OPERATE OR BE STORED, NOR ANY MATERIALS TO BE HANDLED OR STORED, WITHIN THE DRILINES OF TREES OUTSIDE THE LIMIT OF GRADING.
2. THE QUANTITIES INDICATED ON THE PLANT LIST AND PLAN ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATIONS AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES AND TO ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS. QUESTIONS SHOULD BE DIRECTED TO THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN, GRADE "A" QUALITY, UNLESS OTHERWISE NOTED AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z-60.1; LATEST EDITION, FOR SIZE AND QUALITY.
4. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT. KITA LANDSCAPE DESIGN (615) 469-1222.
5. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO PROTECT UTILITIES THAT ARE TO REMAIN. THE CONTRACTOR SHALL REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
6. ALL AREAS DISTURBED BY UTILITY TRENCHING, SITE AND BUILDING CONSTRUCTION SHALL BE STABILIZED WITH SEEDING AND SODDING AS SHOWN BY THE PLAN.
7. SOIL USED FOR PLANTING SHALL CONSIST OF (5) PARTS TOPSOIL, (1) PART SAND AND (2) PARTS ORGANIC MATTER, MIXED WITH 1 POUND OF FERTILIZER PER CUBIC YARD.
 A. SAND SHALL BE CLEAN MASONRY SAND.
 B. ORGANIC MATTER SHALL BE PEAT MOSS, OR WELL COMPOSTED PINE BARK, OR APPROVED EQUAL AND SHALL BE FINELY GROUND AND FREE OF WEEDS.
 C. ALL FERTILIZER SHALL BE 10-10-10 WITH MINOR ELEMENTS. FERTILIZER SHALL HAVE 40-50% OF ITS TOTAL NITROGEN IN A WATER INSOLUBLE FORM.
8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANT BEDS AND SOD AREAS PRIOR TO INSTALLATION. TREFLAN OR AN APPROVED EQUAL SHALL BE USED.
9. ALL PLANT BEDS SHALL HAVE A MINIMUM OF 3" DEEP MULCH. MULCH SHALL BE SHREDDED HARDWOOD.
10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT LIST.
11. PRIOR TO FINAL PAYMENT, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH COMPLETE WRITTEN INSTRUCTIONS ON PROPER CARE OF ALL SPECIFIED PLANT MATERIALS.
12. THE LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH THE IRRIGATION INSTALLATION WHEN APPLICABLE.
13. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TAKE SPECIAL CARE TO INSURE THAT BED PREPARATION DOES NOT INHIBIT DRAINAGE.
14. ALL LAWN AREAS SHALL BE CULTIVATED TO A DEPTH OF 4" PRIOR TO SODDING AND SEEDING. PREPARED TURF BEDS SHALL BE FREE FROM STONES OVER 2" DIAMETER, WEEDS AND OTHER DELETERIOUS MATERIAL.
15. THE LANDSCAPE CONTRACTOR SHALL RAKE SMOOTH ALL SEED OR SOD AREAS PRIOR TO INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING BEHIND THE CURB SO GRADE IS LEVEL WITH TOP OF CURB.
17. SODDED AREAS SHALL HAVE NO BARE AREAS. SEEDED AREAS SHALL BE CONSIDERED ACCEPTABLE WHEN FULL COVERAGE OF THE PERMANENT TURF GRASS SPECIES IS ESTABLISHED.
18. CUT AWAY ROPES OR WIRES FROM B&B PLANTS. PULL BACK BURLAP FROM TOP OF ROOT BALL. DO NOT ALLOW BURLAP TO BE EXPOSED AT SURFACE. TOTALLY REMOVE BURLAP IF IT IS SYNTHETIC.
19. IF CONTAINER GROWN PLANTS SHOW SIGNS OF BEING ROOT BOUND, SCORE ROOTS VERTICALLY.
20. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
21. ALL REPLACEMENTS SHALL BE OF THE SAME TYPE, SIZE, AND QUALITY AS SPECIFIED ON THE PLANT LIST, UNLESS APPROVED OTHERWISE IN WRITING BY THE LANDSCAPE ARCHITECT.
22. ANY MATERIAL THAT IS DEEMED TO BE 25% DEAD OR MORE SHALL BE CONSIDERED DEAD, AND MUST BE REPLACED AT NO CHARGE. A TREE IS CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED BACK, OR MORE THAN 25% OF THE CROWN IS DEAD.
23. REPLACEMENTS SHALL BE MADE DURING THE NEXT PLANTING SEASON UNLESS THE LANDSCAPE CONTRACTOR AGREES TO AN EARLIER DATE.
 PLANTING DATES
 SPRING: MARCH 15 - APRIL 15
 FALL: OCTOBER 1 - NOVEMBER 30
24. THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT MATERIAL THAT HAS BEEN DAMAGED BY VANDALISM, FIRE, RELOCATION, WILDLIFE, THEFT, OR OTHER ACTIVITIES BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
25. CONTRACTOR TO IRRIGATE ALL NEW LANDSCAPE PLANTINGS AND LAWN AREAS WITH AN AUTOMATED UNDERGROUND IRRIGATION SYSTEM.
26. IRRIGATION TO HAVE A SEPARATE METER.
27. GENERAL CONTRACTOR TO COORDINATE AND BE RESPONSIBLE FOR WATERING ALL PLANTS AND SEEDED AREAS AFTER PLANTING UNTIL IRRIGATION SYSTEM IS OPERABLE.

LANDSCAPE CALCULATIONS

SITE AREA:	(105,183 SF)	2.41 AC
ZONING:	M-1 (INDUSTRIAL - LIGHT)	
GREENSPACE:	REQUIRED (15% MIN.)	PROVIDED (41.6%)
	15,777 SF	43,757 SF
VEHICULAR USE AREA:	-	29,380 SF
INTERIOR LDSC. AREA: (10%)	2,938 SF	4,852 SF

PLANT SCHEDULE

QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT	TRUNK	COMMENTS
CANOPY TREES					
8	'Green Giant' Arborvitae	Thuja (standish x plicata) 'Green Giant'	6' Min.	-	Well formed
3	Southern Magnolia	Magnolia grandiflora	6' Min.	-	Well formed
2	Red Maple	Acer rubrum	10' - 12'	2" Cal.	
3	River Birch	Betula nigra	10' - 12'	2" Cal.	Multi-trunk, (3) 2" trunks min.
1	Sycamore	Platanus occidentalis	10' - 12'	2" Cal.	
6	White Pine	Pinus strobus	6' Min.	-	
11	Japanese Zelkova	Zelkova serrata	10' - 12'	2" Cal.	
34	TOTAL - CANOPY TREES				
UNDERSTORY TREES					
3	American Holly	Ilex opaca	6' Min.	-	
2	'Nellie R. Stevens' Holly	Ilex x 'Nellie R. Stevens'	6' Min.	-	Full to Ground
5	TOTAL - UNDERSTORY TREES				
39	TOTAL - ALL TREES				
SHRUBS					
3	'Cherry Dazzle' Dwarf Crapemyrtle	Lagerstroemia 'Gamad I'	18" Min.	3 Gal.	
2	'Dynamite' Crapemyrtle	Lagerstroemia indica 'Whit II'	6' - 7'		
16	English Laurel	Prunus laurocerasus	30" Min.	5 Gal.	Full and Heavy
10	'Gulf Stream' Dwarf Nandina	Nandina domestica 'Gulf Stream'	12" Min.	3 Gal.	Full and Heavy
9	Karen Azalea	Azalea x 'Karen'	18" Min.	3 Gal.	Small, deep purple
6	Otto Luyken	Prunus laurocerasus 'Otto Luyken'	24" Min.	5 Gal.	Full and Heavy
4	'Soft Touch' Holly	Ilex crenata 'Soft Touch'	12" Min.	3 Gal.	
5	'Double Play Gold' Spirea	Spiraea japonica 'Yan'	12" Min.	3 Gal.	
41	TOTAL - SHRUBS				
GRASSES, PERENNIALS AND GROUND COVER					
3	'Adagio' Maiden Grass	Miscanthus sinensis 'Adagio'	24"	3 Gal.	
30	'Big Blue' Lilyturf	Liriope muscarii 'Big Blue'	6" - 8"	1 Gal.	
15	'Stella De Oro' Daylily	Hemocalis x 'Stella De Oro'	8" Min.	1 Gal.	Plant 18" o.c
TURF					
-	Hybrid Fescue Sod	Various drought tolerant fescue blend			



MIDDLE TENNESSEE STORAGE SHOPS
 LOT 10, PARKWAY BUSINESS CENTER
 SPRING HILL, TN

LANDSCAPE PLAN
KITA
 Landscape Design
 2101 MASTERS DRIVE, SPRINGFIELD, TENNESSEE 37172. PH. (615) 469-1222. CELL. (615) 594-7333

REV.	DATE	COMMENT

L1.0
 JOB NO: 1008-01