

SPRING HILL
MUNICIPAL PLANNING COMMISSION
PUBLIC HEARING AGENDA
199 Town Center Parkway
Monday, November 14, 2016
5:30 P.M.



Call meeting to order

Stipulation of members present

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

Concerned Citizens (Non-Agenda Items)

Public Comment (Agenda Items)

Approval of October 10, 2016 meeting minutes

Approval of the agenda

Consent Agenda:

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 16-120 Release Performance Letter Of Credit and Establish Maintenance Letter Of Credit for Willowvale Ph 2
6. Resolution 16-121 Release Maintenance Bond for Willowvale Ph 3
7. Resolution 16-122 Release Performance Letter Of Credit and Establish Maintenance Letter Of Credit for Willowvale Ph 3
8. Resolution 16-123 Release Performance Letter Of Credit and Establish Maintenance Letter Of Credit for The Arbors at Autumn Ridge Ph 5 & 6
9. Resolution 16-124 Release Performance Letter Of Credit and Establish Maintenance Letter Of Credit for The Arbors at Autumn Ridge Ph 7
10. Resolution 16-125 Dedication of Road ROW and Public Improvements In Benevento East Ph 2 Sec 1
11. Resolution 16-126 Release Letter Of Credit for Benevento East Ph 2 Sec 1
12. Resolution 16-127 Release Maintenance Bond for Benevento East Ph 2 Sec 2
13. Resolution 16-128 Release Maintenance Bond for Benevento East Ph 2 Sec 3
14. Resolution 16-129 Release Maintenance Bond for Benevento East Ph 2 Sec 4
15. Resolution 16-130 Release Maintenance Bond for Benevento East Ph 3 Sec 1

16. **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)

New Business:

1. **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)
2. **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)
3. **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)
4. **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. (Planner: Baughman)
5. **Resolution 16-119:** Release Performance Letter Of Credit and Establish Maintenance Letter Of Credit for Willowvale Ph1

Other Business

Adjourn

**SPRING HILL
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY OCTOBER 10, 2016
5:30 P.M.**

Chairman Paul Downing called the meeting to order

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

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

Concerned Citizens (Non-Agenda Items) None.

Public Comment (Agenda Items) – No Comments

Approval of September 12, 2016 meeting minutes: Alderman Fitterer made a motion to approve the September 12, 2016 meeting minutes. Motion seconded by Commissioner Hairston. Motion passed 4/0.

Approval of the agenda:

Commissioner Hairston made a motion to approve the agenda. Motion seconded by Alderman Fitterer. Motion passed 4/0 as amended.

Alderman Fitterer made a motion to move PPL 252-2016 and ADM 247-2016 from the regular agenda to the consent agenda. Motion seconded by Chairman Downing. Motion passed 4/0.

Consent Agenda:

1. Resolution 16-96 Release the Performance Bond for Brixworth Ph 1. Sec 1
Bond for Brixworth Ph 1. Sec 1
2. Resolution 16-114 Recommend acceptance and dedication of road rights-of-way and public improvements for Brixworth phase 1 sec. 1
3. Resolution 16-98 Establish Maintenance Bond for Shirebrook Ph 2
4. Resolution 16-99 Establish Performance Bond for Shirebrook Ph 2
5. Resolution 16-100 Establish Maintenance Bond for Wades Grove Sect 15A
6. Resolution 16-101 Establish Performance Bond for Wades Grove Sect 15A
7. Resolution 16-102 Establish Maintenance Bond for Wades Grove Sect 17A
8. Resolution 16-103 Establish Performance Bond for Wades Grove Sect 17A
9. Resolution 16-104 Release Maintenance Bond Arbors at Autumn Ridge Ph 2
10. Resolution 16-105 Dedication of Road ROW and Public Improvements In Arbors at Autumn Ridge Ph 2
11. Resolution 16-106 Release Performance Bond Arbors at Autumn Ridge Ph 3 & Ph 4
12. Resolution 16-107 Dedication of Road ROW and Public Improvements In Arbors at Autumn Ridge Ph 3 & Ph 4
13. Resolution 16-108 Release Maintenance Bond Meadowbrook Ph 4 Sec 1
14. Resolution 16-109 Dedication of Road ROW and Public Improvements In Meadowbrook Ph 4 Sec 1

15. Resolution 16-110 Release Maintenance Bond Meadowbrook Ph 4 Sec 2
16. Resolution 16-111 Dedication of Road ROW and Public Improvements In Meadowbrook Ph 4 Sec 2
17. Resolution 16-112 Release Maintenance Bond Meadowbrook Ph 4 Sec 3
18. Resolution 16-113 Dedication of Road ROW and Public Improvements In Meadowbrook Ph 4 Sec 3
19. **PPL 252-2016:** Submitted by Stanford and Associates, Inc for Wades Grove, Section 18. The property is zoned R-2 (Medium Density Residential) PUD and contains approximately 25.53 acres. The applicant requests Preliminary Plat approval for 79 single family residential lots.
20. **ADM 247-2016:** Submitted by the Planning Department. The proposal is to amend the Zoning Ordinance to adopt provision for telecommunication towers.

Alderman Fitterer made a motion to approve the amended Consent Agenda. Motion seconded by Commissioner Schoenbrodt. Motion passed 4/0.

- 1) **CCP-248-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for Shirebrook Phase 2. The property is zoned B-4 (Central Business District) and contains approximately 3.422 acres. The applicant requests concurrent plat approve for 36 single family residential lots.
- 2) **FPL 250-2016:** Submitted by Stanford and Associates, Inc for Wades Grove, Section 17A. The property is zoned R-2 (Medium Density Residential) PUD Planned Unit Development, and contains approximately 9.95 acres. The applicant requests final plat approval for 24 single family residential lots.
- 3) **FPL 251-2016:** Submitted by Stanford and Associates, Inc for Wades Grove, Section 15A. The property is zoned R-2 (Medium Density Residential) PUD and contains approximately 12.96 acres. The applicant requests final plat approval for 29 single family residential lots.
- 4) **FPL 255-2016:** Submitted by Wes Engineers & Surveyors for Crooked Creek, Section 1. The property is zoned R-2, Medium Density Residential and contains 7.98 acres. The applicant requests final plat approval for 20 single family residential lots.
- 5) **FPL 256-2016:** Submitted by Wes Engineers & Surveyors for Brixworth, Phase 4, Section 1. The property is zoned R-2, Medium Density Residential and contains 14.42 acres. The applicant requests final plat approval for 35 single family residential lots.
- 6) **FPL 257-2016:** Submitted by Wes Engineers & Surveyors for Brixworth, Phase 4, Section 2. The property is zoned R-2, Medium Density Residential and contains 21.08 acres. The applicant requests final plat approval for 49 single family residential lots.

Alderman Fitterer made a motion to approve the Consent Agenda addendum. Motion seconded by Commissioner Schoenbrodt. Motion passed 4/0.

Old Business:

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

Engineering Comments:

1. Show roadway and cul-de-sac dimensions on plat
2. Show roadway dimensions
3. Show cul-de-sac radii
4. Show 20' PUDE's
5. Provide a larger scale drawing of that area and to tag slab grades as well as labeling the contours.

Staff Conditions:

1. Preliminary plat approval shall remain valid for a period of three (3) years, during which time the applicant shall obtain Planning Commission approval of a final plat application.
2. Modification to the plat may require Planning Commission approval prior to submittal of a final plat application.
3. Grading of lots shall not be permitted within any landscape buffer.
4. All Engineering comments will be addressed.

Alderman Fitterer made a motion to approve **PPL 228-2016** with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 4/0.

New Business:

1. **SKP 249-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for property located on Reserve Blvd. The property is zoned B-4 and contains approximately 2.024 acres+. The applicant requests sketch plan approval for one commercial lot.

Engineering Comments:

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

Staff conditions:

1. Approval of this sketch plan shall remain valid for a period of one (1) year, during which time a site plan application shall be submitted.
2. Modification to this sketch plan approval may require Planning Commission approval prior to the submittal of a site plan application.
3. All Engineering comments will be addressed.

Alderman Fitterer made a motion to approve **SKP 249-2016** with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 4/0.

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

Engineering Comments:

1. Show all roadway dimensions and provide AC sections

Staff conditions:

1. All conditions of approval for PUD 199-2016 shall apply.
2. Planning Commission approval of applicable site plan and preliminary plat applications shall be required prior to the issuance of permits for the project boundary.
3. All Engineering comments will be addressed.

Alderman Fitterer made a motion to approve **PUD 254-2016** with staff conditions. Motion seconded by Commissioner Hairston. Motion passed 4/0.

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

Engineering:

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

Staff conditions:

1. Prior to the issuance of permits all engineering and planning revisions requested herein shall be completed.
2. All public rights-of-way and easements shall be dedicated prior to the issuance of a certificate of occupancy.
3. The site plan shall be constructed as approved and conditioned prior to the issuance of certificates of occupancy.
4. Site plan approval shall remain valid for a period of three (3) years, during which time all required permits shall be obtained.
5. Modification to the approved site plan may require Planning Commission approval prior to the issuance of permits or certificates of occupancy.
6. Elevation note be removed and resubmitted.
7. All Engineering comments will be addressed.

Alderman Fitterer made a motion to approve **STP 259-2016** with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 4/0.

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

Engineering Comments:

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

Staff conditions:

1. All conditions of approval for NCP 227-2016 shall apply.
2. Trail construction within Phase One shall be required. The applicant/developer shall coordinate with Planning and Public Works staff to determine the final location in the field.
3. Preliminary plat approval shall remain valid for a period of two (2) years, during which time a final plat application shall be submitted for Planning Commission consideration.
4. Modification to the approved preliminary plat may require Planning Commission approval prior to the submittal of a final plat application.
5. All Engineering comments will be addressed.

Alderman Fitterer made a motion to approve **PPL 260-2016** with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 4/0.

Other Business

2017 Meeting Schedule Calendar

Alderman Fitterer made a motion to approve 2017 Meeting Schedule Calendar with Work Session to be December 28, 2017 and Revision due on January 3, 2018. Motion seconded by Commissioner Hairston. Motion passed 4/0.

Paul Downing, Chairman

Dara Sanders P.C. Secretary



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



Utility Information Sheet

Development BRIXWORTH

Phase 4 Section 1 #of lots 35

Cost to install Utility's (Maintenance Bond)

Sewer line \$200,000.00

Water line \$160,000.00

Storm Water \$290,000.00

Curbing \$ 25,000.00

Binder \$ 70,000.00

TOTAL COST = \$745,000.00

30% OF TOTAL COST = \$223,500.00

TOTAL BOND AMOUNT = \$223,500.00

**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



Utility Information Sheet

Development BRIXWORTH

Phase 4 Section 1 #of lots 35

Cost to install Utility's (Performance Bond)

Signage _____ \$ 3,500.00 _____

Street Lights _____ \$ 8,000.00 _____

Sidewalks (feet) 5,000 LF _____

Sidewalks (cost) \$ 35,000.00 _____

Road linear feet 2,500 LF _____

Road width 24' _____

Final Asphalt Topping cost \$55,000.00 _____

TOTAL COST = \$101,500.00

10% OF TOTAL COST = \$10,150.00

TOTAL BOND AMOUNT = \$111,650.00

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 and inquiries to
 Chris Brooks (cbrooks@springhill.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 415 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 SUITE 201 CITY, STATE, ZIP: HUNTSVILLE AL
 PHONE NUMBER 615-878-6171 FAX NUMBER 35805
 EMAIL DAVID@DAVIDBUSCHMAN.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: _____

 10/1/14
 Applicant Signature / Date



THESE AND OTHER
SPECIFIC FOR OFFICIAL USE ONLY

LOT AREA TABLE

LOT NO.	AREA (SQ. FT.)	AREA (SQ. METERS)
101	10,000	914.4
102	10,000	914.4
103	10,000	914.4
104	10,000	914.4
105	10,000	914.4
106	10,000	914.4
107	10,000	914.4
108	10,000	914.4
109	10,000	914.4
110	10,000	914.4
111	10,000	914.4
112	10,000	914.4
113	10,000	914.4
114	10,000	914.4
115	10,000	914.4
116	10,000	914.4
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118	10,000	914.4
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120	10,000	914.4
121	10,000	914.4
122	10,000	914.4
123	10,000	914.4
124	10,000	914.4
125	10,000	914.4
126	10,000	914.4
127	10,000	914.4
128	10,000	914.4
129	10,000	914.4
130	10,000	914.4
131	10,000	914.4
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134	10,000	914.4
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183	10,000	914.4
184	10,000	914.4
185	10,000	914.4
186	10,000	914.4
187	10,000	914.4
188	10,000	914.4
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190	10,000	914.4
191	10,000	914.4
192	10,000	914.4
193	10,000	914.4
194	10,000	914.4
195	10,000	914.4
196	10,000	914.4
197	10,000	914.4
198	10,000	914.4
199	10,000	914.4
200	10,000	914.4

GENERAL NOTE:
ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
THESE DIMENSIONS ARE FOR THE PURPOSE OF THE PROJECT ONLY.
THEY DO NOT REPRESENT THE ACTUAL DIMENSIONS OF THE PROJECT.
THEY ARE FOR INFORMATION ONLY.

OWNER/DEVELOPER:
BENTLEY LLC
10000 BENTLEY DRIVE
DALLAS, TEXAS 75243
PHONE: (214) 343-1234
FAX: (214) 343-1235
WWW.BENTLEYLLC.COM

ENGINEER/ARCHITECT:
WESLEY ENGINEERS & ARCHITECTS
10000 WESLEY DRIVE
DALLAS, TEXAS 75243
PHONE: (214) 343-1234
FAX: (214) 343-1235
WWW.WESLEYENGINEERS.COM

LEGEND:
1. LOT AREA
2. LOT NUMBER
3. LOT DIMENSIONS
4. LOT PERCENTAGE
5. LOT AREA (SQ. METERS)
6. LOT AREA (ACRES)
7. LOT PERCENTAGE (ACRES)
8. LOT PERCENTAGE (SQ. METERS)
9. LOT PERCENTAGE (SQ. METERS)
10. LOT PERCENTAGE (SQ. METERS)



GRAPHIC SCALE
1" = 100'

NOTES:
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OWNER/DEVELOPER:
BENTLEY LLC
10000 BENTLEY DRIVE
DALLAS, TEXAS 75243
PHONE: (214) 343-1234
FAX: (214) 343-1235
WWW.BENTLEYLLC.COM

ENGINEER/ARCHITECT:
WESLEY ENGINEERS & ARCHITECTS
10000 WESLEY DRIVE
DALLAS, TEXAS 75243
PHONE: (214) 343-1234
FAX: (214) 343-1235
WWW.WESLEYENGINEERS.COM

LEGEND:
1. LOT AREA
2. LOT NUMBER
3. LOT DIMENSIONS
4. LOT PERCENTAGE
5. LOT AREA (SQ. METERS)
6. LOT AREA (ACRES)
7. LOT PERCENTAGE (ACRES)
8. LOT PERCENTAGE (SQ. METERS)
9. LOT PERCENTAGE (SQ. METERS)
10. LOT PERCENTAGE (SQ. METERS)

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OWNER/DEVELOPER:
BENTLEY LLC
10000 BENTLEY DRIVE
DALLAS, TEXAS 75243
PHONE: (214) 343-1234
FAX: (214) 343-1235
WWW.BENTLEYLLC.COM

ENGINEER/ARCHITECT:
WESLEY ENGINEERS & ARCHITECTS
10000 WESLEY DRIVE
DALLAS, TEXAS 75243
PHONE: (214) 343-1234
FAX: (214) 343-1235
WWW.WESLEYENGINEERS.COM

LEGEND:
1. LOT AREA
2. LOT NUMBER
3. LOT DIMENSIONS
4. LOT PERCENTAGE
5. LOT AREA (SQ. METERS)
6. LOT AREA (ACRES)
7. LOT PERCENTAGE (ACRES)
8. LOT PERCENTAGE (SQ. METERS)
9. LOT PERCENTAGE (SQ. METERS)
10. LOT PERCENTAGE (SQ. METERS)

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ENGINEER/ARCHITECT:
WESLEY ENGINEERS & ARCHITECTS
10000 WESLEY DRIVE
DALLAS, TEXAS 75243
PHONE: (214) 343-1234
FAX: (214) 343-1235
WWW.WESLEYENGINEERS.COM

LEGEND:
1. LOT AREA
2. LOT NUMBER
3. LOT DIMENSIONS
4. LOT PERCENTAGE
5. LOT AREA (SQ. METERS)
6. LOT AREA (ACRES)
7. LOT PERCENTAGE (ACRES)
8. LOT PERCENTAGE (SQ. METERS)
9. LOT PERCENTAGE (SQ. METERS)
10. LOT PERCENTAGE (SQ. METERS)

CERTIFICATE OF CORRECTION AND DEPOSITION

I, the undersigned, being a duly qualified and sworn-in surveyor in the State of Texas, do hereby certify that the foregoing plat is a true and correct copy of the original plat as shown to me by the owner or his duly authorized agent, and that the same has been compared with the original and found to be a true and correct copy of the original.

DATE: _____

BY: _____

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, the undersigned, being a duly qualified and sworn-in surveyor in the State of Texas, do hereby certify that the foregoing plat is a true and correct copy of the original plat as shown to me by the owner or his duly authorized agent, and that the same has been compared with the original and found to be a true and correct copy of the original.

DATE: _____

BY: _____

CERTIFICATE OF APPROVAL OF ERECTION

I, the undersigned, being a duly qualified and sworn-in surveyor in the State of Texas, do hereby certify that the foregoing plat is a true and correct copy of the original plat as shown to me by the owner or his duly authorized agent, and that the same has been compared with the original and found to be a true and correct copy of the original.

DATE: _____

BY: _____

CERTIFICATE OF APPROVAL OF PUBLIC UTILITY

I, the undersigned, being a duly qualified and sworn-in surveyor in the State of Texas, do hereby certify that the foregoing plat is a true and correct copy of the original plat as shown to me by the owner or his duly authorized agent, and that the same has been compared with the original and found to be a true and correct copy of the original.

DATE: _____

BY: _____

CERTIFICATE OF APPROVAL OF PUBLIC UTILITY

I, the undersigned, being a duly qualified and sworn-in surveyor in the State of Texas, do hereby certify that the foregoing plat is a true and correct copy of the original plat as shown to me by the owner or his duly authorized agent, and that the same has been compared with the original and found to be a true and correct copy of the original.

DATE: _____

BY: _____

CERTIFICATE OF APPROVAL OF PUBLIC UTILITY

I, the undersigned, being a duly qualified and sworn-in surveyor in the State of Texas, do hereby certify that the foregoing plat is a true and correct copy of the original plat as shown to me by the owner or his duly authorized agent, and that the same has been compared with the original and found to be a true and correct copy of the original.

DATE: _____

BY: _____

CERTIFICATE OF APPROVAL OF PUBLIC UTILITY

I, the undersigned, being a duly qualified and sworn-in surveyor in the State of Texas, do hereby certify that the foregoing plat is a true and correct copy of the original plat as shown to me by the owner or his duly authorized agent, and that the same has been compared with the original and found to be a true and correct copy of the original.

DATE: _____

BY: _____

WESLEY ENGINEERS & ARCHITECTS
10000 WESLEY DRIVE
DALLAS, TEXAS 75243
PHONE: (214) 343-1234
FAX: (214) 343-1235
WWW.WESLEYENGINEERS.COM

FINAL PLAT
PROPERTY SURVEY
PLAT NO. 10000
DATE: _____

LEGEND:
1. LOT AREA
2. LOT NUMBER
3. LOT DIMENSIONS
4. LOT PERCENTAGE
5. LOT AREA (SQ. METERS)
6. LOT AREA (ACRES)
7. LOT PERCENTAGE (ACRES)
8. LOT PERCENTAGE (SQ. METERS)
9. LOT PERCENTAGE (SQ. METERS)
10. LOT PERCENTAGE (SQ. METERS)

GENERAL NOTE:
ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
THESE DIMENSIONS ARE FOR THE PURPOSE OF THE PROJECT ONLY.
THEY DO NOT REPRESENT THE ACTUAL DIMENSIONS OF THE PROJECT.
THEY ARE FOR INFORMATION ONLY.

BRIXWORTH



Phase 1 Sec 1

pending release by BOMA (Nbr.)

perf. Bond

Phase 1 Sec 2

Phase 2 Sec 2

Phase 2 Sec 1

perf. Bond

Phase 3 Sec 1

Phase 4 Sec 1

Mtc & perf bond

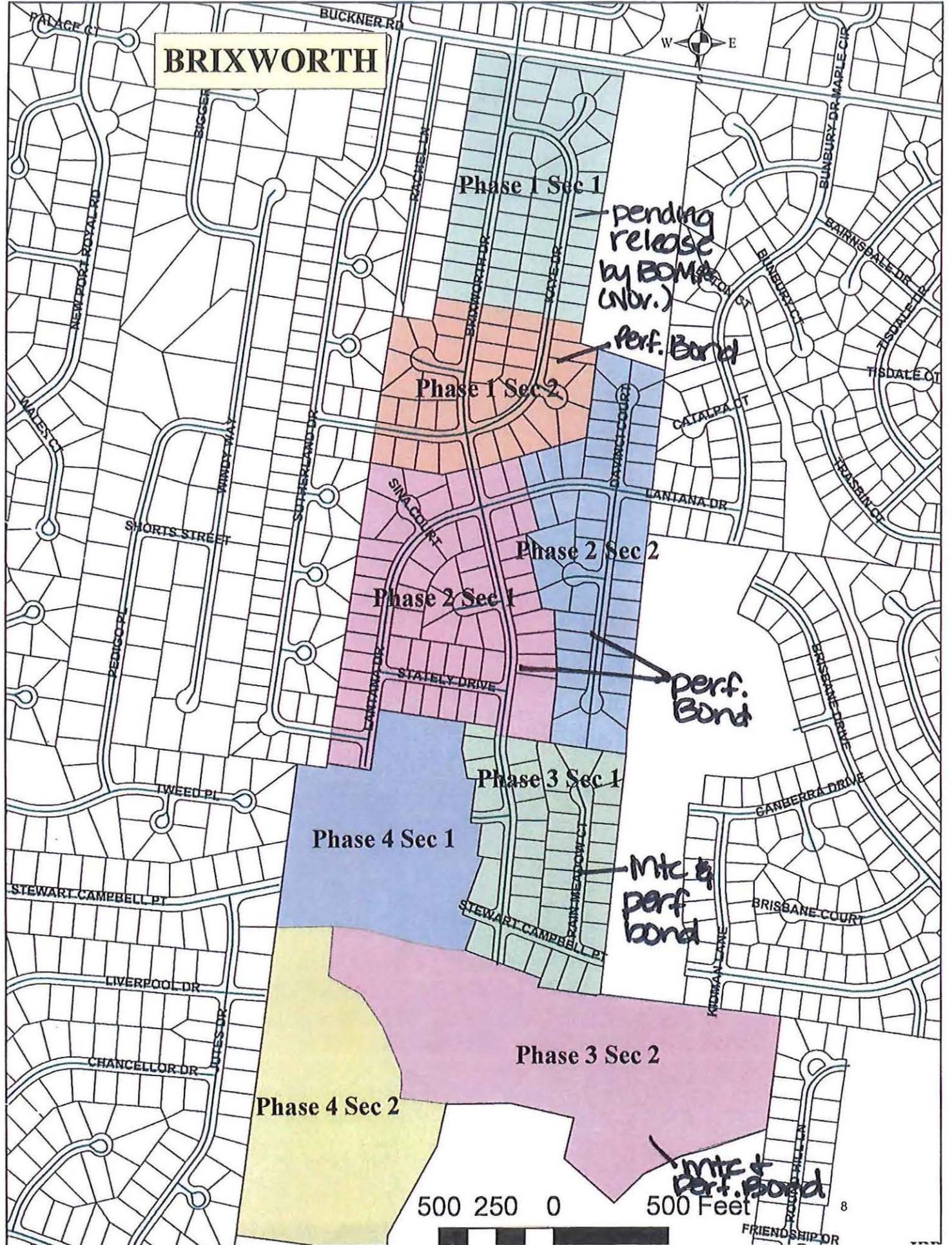
Phase 3 Sec 2

Phase 4 Sec 2

Mtc & perf. Bond

500 250 0

500 Feet





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 Tower 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: BR1 XIVOR TR 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 Jonas EMAIL: hjonas@nationalbankofcommerce.com
ADDRESS: 415 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 LIVING LLC
ADDRESS: 201 Clinton Ave W Suite 201 CITY, STATE, ZIP: Huntsville AL 35805
PHONE NUMBER: 615-878-6171 FAX NUMBER _____
EMAIL: Dave David B. Buschmann, COO

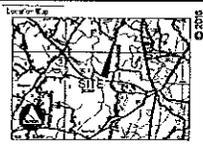
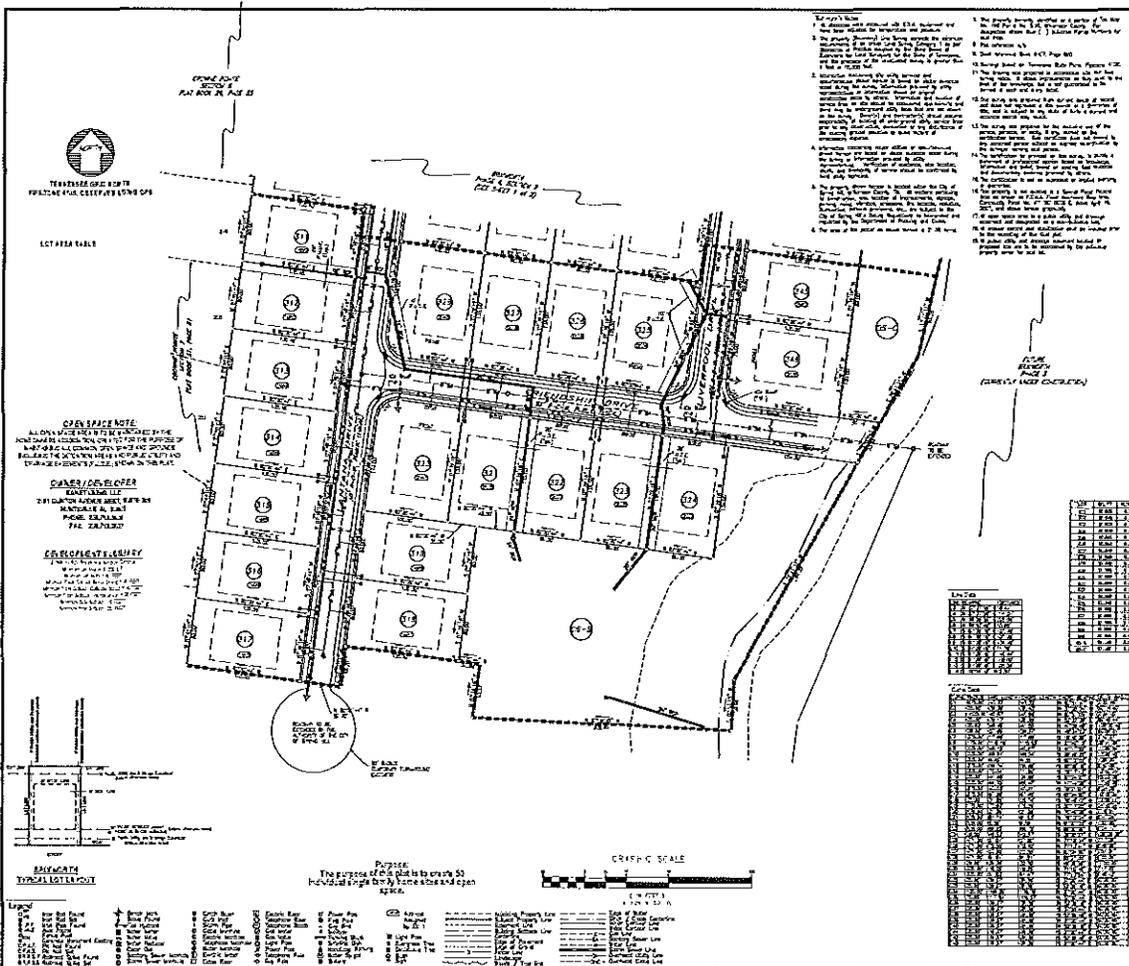
ACTION REQUEST

(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 3/11/14



1. The property shown on this plan is a portion of the lot shown on the plan sheet No. 1 of the subdivision map for the subdivision shown on this plan.
2. The subdivision shown on this plan is a portion of the lot shown on the plan sheet No. 1 of the subdivision map for the subdivision shown on this plan.
3. The subdivision shown on this plan is a portion of the lot shown on the plan sheet No. 1 of the subdivision map for the subdivision shown on this plan.
4. The subdivision shown on this plan is a portion of the lot shown on the plan sheet No. 1 of the subdivision map for the subdivision shown on this plan.
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8. The subdivision shown on this plan is a portion of the lot shown on the plan sheet No. 1 of the subdivision map for the subdivision shown on this plan.
9. The subdivision shown on this plan is a portion of the lot shown on the plan sheet No. 1 of the subdivision map for the subdivision shown on this plan.
10. The subdivision shown on this plan is a portion of the lot shown on the plan sheet No. 1 of the subdivision map for the subdivision shown on this plan.

OPEN SPACE NOTE:
 ALL OPEN SPACE IS TO BE MAINTAINED AS OPEN SPACE AND NOT USED FOR ANY OTHER PURPOSE. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY PROPOSED CHANGES TO THE OPEN SPACE.

GENERAL NOTES:
 1. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY PROPOSED CHANGES TO THE PLAN.
 2. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY PROPOSED CHANGES TO THE PLAN.

LEGEND:
 - Lot Lines
 - Street Lines
 - Utility Lines
 - Easement Lines
 - etc.

SYMBOLS

Lot Lines	Street Lines	Utility Lines	Easement Lines
...

TABLE 1

Lot No.	Area (sq. ft.)	Area (sq. m.)
1	1000	92.9
2	1000	92.9
3	1000	92.9
4	1000	92.9
5	1000	92.9
6	1000	92.9
7	1000	92.9
8	1000	92.9
9	1000	92.9
10	1000	92.9
11	1000	92.9
12	1000	92.9
13	1000	92.9
14	1000	92.9
15	1000	92.9
16	1000	92.9
17	1000	92.9
18	1000	92.9
19	1000	92.9
20	1000	92.9
21	1000	92.9
22	1000	92.9
23	1000	92.9
24	1000	92.9
25	1000	92.9
26	1000	92.9
27	1000	92.9
28	1000	92.9
29	1000	92.9
30	1000	92.9
31	1000	92.9
32	1000	92.9
33	1000	92.9
34	1000	92.9
35	1000	92.9
36	1000	92.9
37	1000	92.9
38	1000	92.9
39	1000	92.9
40	1000	92.9
41	1000	92.9
42	1000	92.9
43	1000	92.9
44	1000	92.9
45	1000	92.9
46	1000	92.9
47	1000	92.9
48	1000	92.9
49	1000	92.9
50	1000	92.9

TABLE 2

Lot No.	Area (sq. ft.)	Area (sq. m.)
1	1000	92.9
2	1000	92.9
3	1000	92.9
4	1000	92.9
5	1000	92.9
6	1000	92.9
7	1000	92.9
8	1000	92.9
9	1000	92.9
10	1000	92.9
11	1000	92.9
12	1000	92.9
13	1000	92.9
14	1000	92.9
15	1000	92.9
16	1000	92.9
17	1000	92.9
18	1000	92.9
19	1000	92.9
20	1000	92.9
21	1000	92.9
22	1000	92.9
23	1000	92.9
24	1000	92.9
25	1000	92.9
26	1000	92.9
27	1000	92.9
28	1000	92.9
29	1000	92.9
30	1000	92.9
31	1000	92.9
32	1000	92.9
33	1000	92.9
34	1000	92.9
35	1000	92.9
36	1000	92.9
37	1000	92.9
38	1000	92.9
39	1000	92.9
40	1000	92.9
41	1000	92.9
42	1000	92.9
43	1000	92.9
44	1000	92.9
45	1000	92.9
46	1000	92.9
47	1000	92.9
48	1000	92.9
49	1000	92.9
50	1000	92.9

APPROVALS

DATE OF SURVEY ACCURACY

2 of 2

W.S.A. ENGINEERS & SURVEYORS

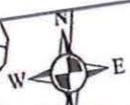
FINAL PLAN

APPROVALS

DATE OF SURVEY ACCURACY

2 of 2

BRIXWORTH



Phase 1 Sec 1

pending release by BOMA (Nbr.)

perf. Bond

Phase 1 Sec 2

Phase 2 Sec 2

Phase 2 Sec 1

perf. Bond

Phase 3 Sec 1

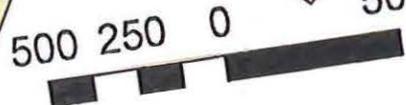
Mtc & perf bond

Phase 4 Sec 1

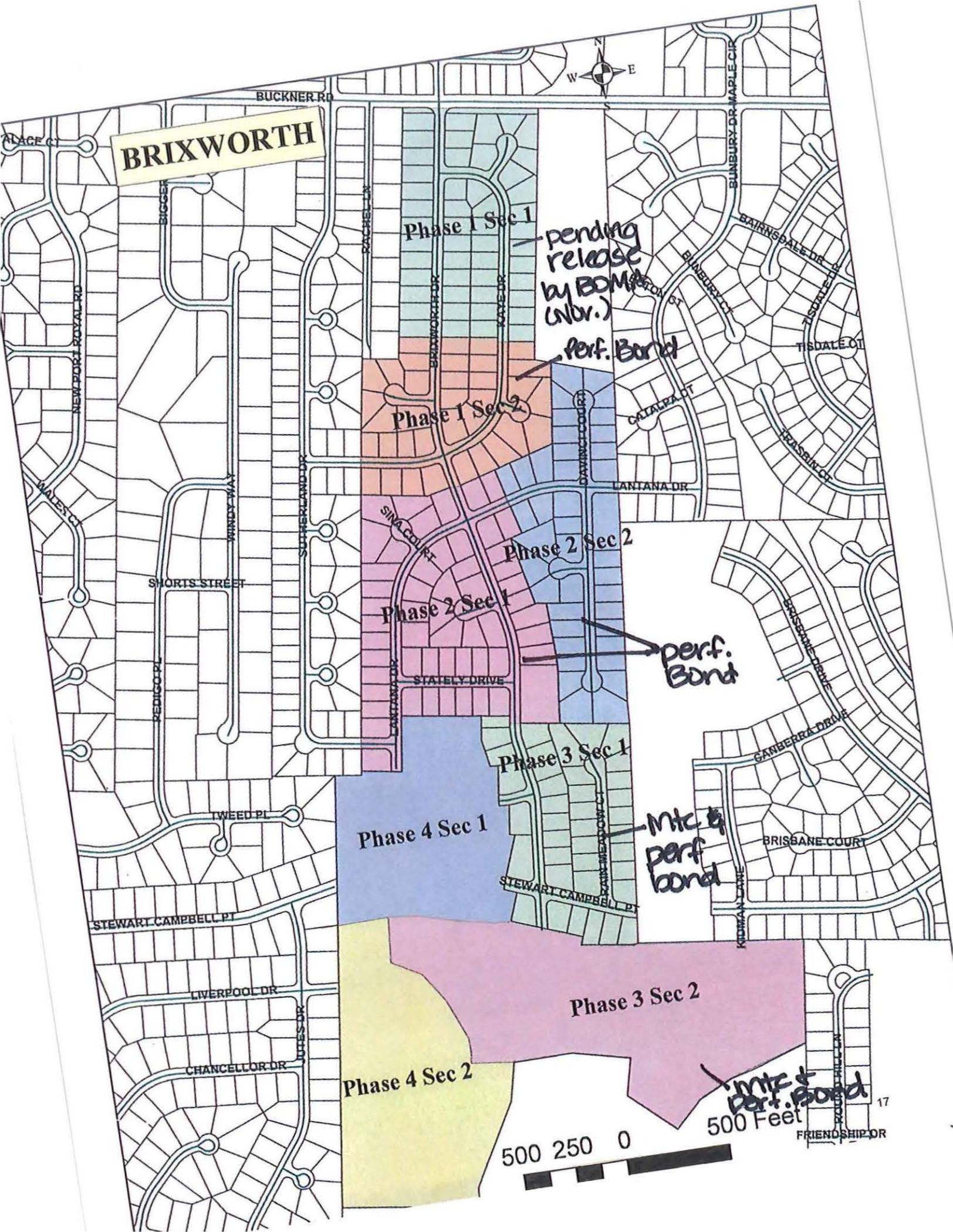
Phase 3 Sec 2

Mtc & perf. Bond

Phase 4 Sec 2



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 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

IDENTIFICATION OF OWNERSHIP AND DESIGN

I (we) hereby certify that I am (we are) the owner (s) of the property shown and described herein as indicated in Book 3752 Page 775, County Register Office, and that I (we) hereby certify this plan of subdivision with my (our) free consent, including the minimum building restriction lines, and that there are no encumbrances thereon for all public use, utility, and other buildings have been filed.

Date: 7/23/14 Date: 7/23/14

IDENTIFICATION OF APPROVAL OF WATER & SEWER SYSTEM

I hereby certify that the Water and Sewer system outlined or indicated on this final subdivision plat within Harvey Springs Subdivision Section 3 has been installed in accordance with current local code, state government requirements, or a sufficient bond or other security has been filed to guarantee said installation.

Date: 7-23-14

IDENTIFICATION OF APPROVAL FOR BUILDING

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

Date: 7/23/14

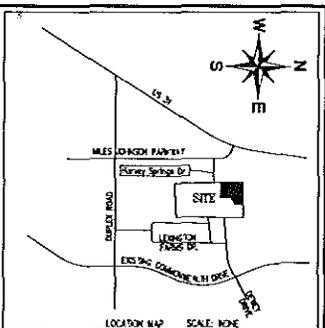
LOADING & STREET SIGNAGE

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.

IDENTIFICATION OF APPROVAL OF SUBDIVISION NAMED AND STREET NAMES

THE SUBDIVISION AND STREET NAMES APPROVED BY THE WILLAMETTE COUNTY EMERGENCY COMMAND CENTER:

7-23-14



IDENTIFICATION OF SURVEY ASSISTANT

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and correct survey of the property shown herein, that this is a class "C" land survey as defined in Title 12, Chapter 18, Tennessee Code Annotated, and that the title of this plan is in accordance with the provisions of said title.

Date: 5/23/2014

IDENTIFICATION OF APPROVAL OF PUBLIC UTILITIES ON ROAD FRONTING

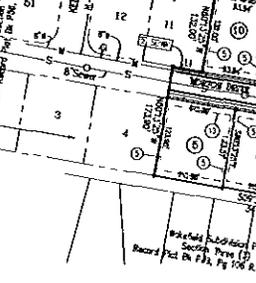
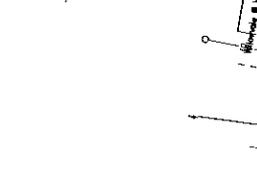
I hereby certify (1) that all indicated public utilities on this final subdivision plat have been installed in accordance with current local code, state government requirements, or a sufficient bond or other security has been posted with the planning commission to guarantee completion of all required improvements in case of default.

Date: 7-23-14

FLOOD HAZARD 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 this date. For Community Flood Number 470, SECTION 3015, revised 6/28/2007.

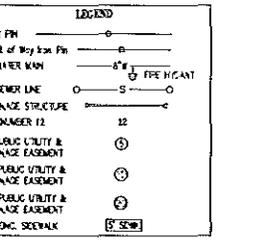
IDEAL NOTES

- The boundaries are based on magnetic north per deed of record.
- All distances are based on field survey using GRS 92S.
- This site has access to and is currently provided utility service as follows:
 - a. Electric: Columbia Power & Light
 - b. Telephone: Bell South
 - c. Sewer & Water: City of Spring Hill, Tennessee
 - d. Gas: Atoka
- The Open Space, including all service areas, shall be established by the Tennessee laws created for the purpose of establishing of common grounds etc.
- This site does not have any governmental imposed flood plain areas per the latest FEMA maps available to me as of this date.
- Increases in height will be certified by utility utility detour pads which will be located in the Open Space in the vicinity of the roadway.
- Local Streets within the development:
 - a. Shall have 5' x 7' x 4" of asphalt with subgrade concrete curbs.
 - b. Shall have a 5' concrete sidewalk constructed on each side.
- Building Lot and lot to be below:
 - a. Minimum of 12,000 sq. ft.
 - b. Minimum Front Setback from Street 7' x 9' = 30 feet.
 - c. Minimum Side Setback from Lot Line = 30 feet.
 - d. Minimum Rear Setback = 25 feet.
 - e. Shall not have front loading garage.
 - f. Have a gravel driveway.
- The Purpose of this plat is to create 16 lots.



Compassion Land Services, LLC
 1000 10th St. N. #117
 Oak Ridge, TN 37830
 615-894-7222

LOT	AREA (SQ) Acres	ADDRESS
5	1.3611	0.31 2058 MORION DRIVE
6	1.1151	0.33 2060 MORION DRIVE
7	1.4532	0.33 2052 MORION DRIVE
8	1.2274	0.28 2054 MORION DRIVE
9	1.2665	0.28 2051 MORION DRIVE
10	1.2386	0.28 2059 MORION DRIVE
TOTAL = 80,152 SF = 1.83 ACRES		



87002244 - 5129 AM
 14027838
 LPL: 04/04/2014
 PLAT BOOK: P69
 PAGE: 32
 REGISTERED: 11:20
 FILED: 11:20
 TOTAL: 17.80
 14147 TOWN OF SPRING HILL, TENNESSEE
 MADE IN 2014
 P60/32

Final Plat Of Willowdale @ HARVEY SPRINGS SECTION 3 Phase One (1)

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

CITY OF SPRING HILL MUNICIPAL PLANNING COMMISSION WILLAMETTE COUNTY - STATE OF TENNESSEE	
TOTAL ACRES = 2.23 ac.	TOTAL LOTS = 8
ACRES PER ROAD = 0.054	ACRES PER ROAD = 0.355
CIVIC BEAVER HOMES CORP.	CIVIL DISTRICT 1114
OWNER/DEVELOPER Beaver Homes Corp. 1018 Elm Hill Pk Knoxville, TN 37903 Ph: 615-244-9000	CIVIL ENGINEER Stanford & Assoc., Inc. 410 McLemore Ave. Spring Hill, TN 37074 Ph: 615-458-2444
DATE: 5/20/2014	SCALE: 1" = 100'
PROPERTY MAP 147, PARCEL 12.04	DEED BK 3762, PG 778
GRAPHIC SCALE 1" = 100'	



CERTIFICATE OF OWNERSHIP AND DESIGN
 I hereby certify that I am (is are) the owner (s) of the property shown and described herein as indicated in Book 1752 Page 776, County Register Office, and that I (we) hereby adopt the plan of subdivision with my (our) consent, and that the subdivision complies with all applicable laws, ordinances, and other regulations that have been enacted.

Date: 5/30/2014
 Owner: *Harvey Spring's*

CERTIFICATE OF APPROVAL OF WATER & SEWER SYSTEM
 I hereby certify that the water and sewer system shown and described herein has been installed in accordance with current local and state approved requirements, or a certified kind of other party has been filed to guarantee said installation.

Date: 5/30/2014
 Name: *Tommy T. Adams*
 Address: *1000 N. 10th St., Spring Hill, TN 37074*
 Title: *Secretary of Planning Commission*

CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision and street names have been found to comply with the City of Spring Hill Subdivision Regulations, with the exception of such variations, if any, as are noted in the provisions of the preceding paragraph, and that it has been approved for recording by the Office of the County Register.

Date: 5/30/2014
 Name: *Tommy T. Adams*
 Address: *1000 N. 10th St., Spring Hill, TN 37074*
 Title: *Secretary of Planning Commission*

CERTIFICATE OF APPROVAL OF SUBDIVISION NAMES AND STREET NAMES
 I hereby certify that the subdivision and street names have been found to comply with the City of Spring Hill Subdivision Regulations, with the exception of such variations, if any, as are noted in the provisions of the preceding paragraph, and that it has been approved for recording by the Office of the County Register.

Date: 5/30/2014
 Name: *Tommy T. Adams*
 Address: *1000 N. 10th St., Spring Hill, TN 37074*
 Title: *Secretary of Planning Commission*

CERTIFICATE OF APPROVAL OF PUBLIC UTILITIES OR ROAD POSTING
 I hereby certify that the utility and road posting shown and described herein has been installed in accordance with current local and state approved requirements, or a certified kind of other party has been filed to guarantee said installation.

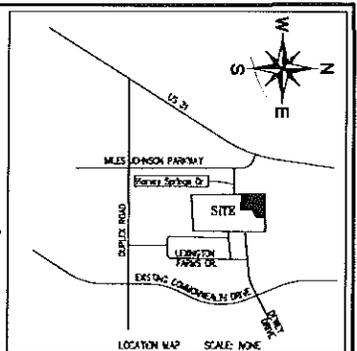
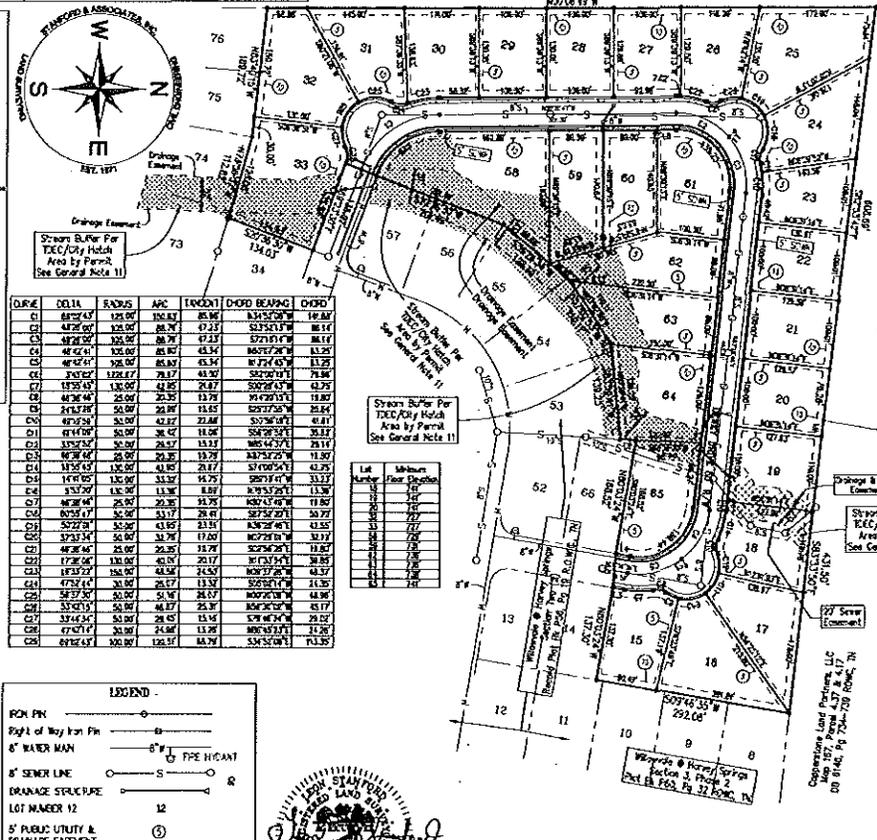
Date: 5/30/2014
 Name: *Tommy T. Adams*
 Address: *1000 N. 10th St., Spring Hill, TN 37074*
 Title: *Secretary of Planning Commission*

FLOOD HAZARD
 This parcel is NOT included within areas designated as a special flood hazard area on the latest National Flood Insurance Program maps available to me on the date of this plan. Per Community Flood Number 071 00200 SAV, revised 04/28/2007.

GENERAL NOTES

- The bearings are based on magnetic north per deed of record.
- All distances are based on field survey using EDM/GPS.
- Topographic Survey Data is from Aerial & Field Survey Maps.
- This site has been inspected and is currently provided utility services as follows:
 - Electric: Columbia Power & Water
 - Telephone: Bell South
 - Cable: Comcast
 - Water: City of Spring Hill, Tennessee
 - Gas: Atmos
- The Open Space, including all other areas, shall be established by the business owner, created for the purpose of subdividing all common grounds etc.
- This site shall not have any government imposed flood plain areas per the latest FEMA maps available to me on the date of this plan.
- Access to all lots will be controlled by a gated access driveway which will be located in the Open Space in the vicinity of the network.
- Land Strips shall be developed:
 - a. Shall have 30' R/W with 10' of depth with reinforced concrete curb.
 - b. Shall have a 5' concrete sidewalk constructed on each side.
- Building Lots shall be as follows:
 - a. Minimum of 12,000 sq. ft.
 - b. Minimum Front Setback from street 30' N = 30' ft.
 - c. Minimum Side Setback from Lot Line = 10' ft.
 - d. Minimum Rear Setback = 25' ft.
 - e. Shall not have rear loading docks.
 - f. Shall be paved driveways.
- The Purpose of this plan is to create 27 lots.
- While the Street Buffer, a standard yard area, may be installed, however no tree cutting will be allowed, no buildings will be allowed.

LOT	AREA (sq ft)	ACRES	ASS'N#
15	13690	0.31	2341 DENNEY DRIVE
16	17756	0.41	2333 DENNEY DRIVE
17	14824	0.34	2337 DENNEY DRIVE
18	14749	0.34	2335 DENNEY DRIVE
19	14879	0.34	2333 DENNEY DRIVE
20	12669	0.29	2331 DENNEY DRIVE
21	12668	0.30	2329 DENNEY DRIVE
22	13619	0.31	2327 DENNEY DRIVE
23	12674	0.29	2325 DENNEY DRIVE
24	14837	0.34	2323 DENNEY DRIVE
25	21449	0.49	2321 DENNEY DRIVE
26	13824	0.31	2319 DENNEY DRIVE
27	12674	0.30	2317 DENNEY DRIVE
28	12663	0.30	2315 DENNEY DRIVE
29	13618	0.31	2313 DENNEY DRIVE
30	14319	0.33	2311 DENNEY DRIVE
31	14734	0.34	2309 DENNEY DRIVE
32	13813	0.31	2307 DENNEY DRIVE
33	23617	0.54	2305 DENNEY DRIVE
34	28411	0.65	2312 DENNEY DRIVE
35	14656	0.33	2314 DENNEY DRIVE
36	14781	0.34	2316 DENNEY DRIVE
37	15096	0.35	2320 DENNEY DRIVE
38	16330	0.37	2328 DENNEY DRIVE
39	15726	0.36	2330 DENNEY DRIVE
40	17622	0.41	2332 DENNEY DRIVE
41	18129	0.42	2335 DENNEY DRIVE
TOTAL = 424,215 sq. ft. or 9.74 acres			



LINE	BEARING	DISTANCE
L1	N 87° 07' 00" W	11.00
L2	N 87° 07' 00" W	11.00
L3	N 87° 07' 00" W	11.00
L4	S 87° 07' 00" W	21.00
L5	S 87° 07' 00" W	21.00
L6	N 87° 07' 00" W	11.00
L7	N 87° 07' 00" W	11.00
L8	N 87° 07' 00" W	21.00
L9	S 87° 07' 00" W	11.00
L10	S 87° 07' 00" W	11.00

86282614 - 10:29 AM
 14032332
 TOTAL PLAT
 PLAY BOOK: P60
 PAGE: 64 of 67
 REC 776 1408
 1 66
 TOTAL 17.89
 www.willowdale.com
 MADE IN THE USA

Final Plat of Willowdale @ HARVEY SPRING'S SECTION 3, Phase Two (2)
 MINIMUM LOT SIZE = 12,000 sq. ft.
 CURRENT ZONING: R-2 (PUD)

CITY OF SPRING HILL, MUNICIPAL PLANNING COMMISSION WILLIAMSON COUNTY - STATE OF TENNESSEE	
TOTAL ACRES = 11.48 ac.	TOTAL LOTS = 27
MILES NEW ROADS = 0.287	ACRES NEW ROADS = 1.74
OWNER: Beaver Homes Corp.	CITY DISTRICT: 11th
DATE: 5/30/2014	SCALE: 1" = 100'
PROPERTY MAP #7, PARCEL 12.04	DEED #8 3762, PG 773

DEVELOPER/OWNER
 Beaver Homes Corp.
 1200 Elm Hill Pike
 Nashville, TN 37203
 PH: 615-214-9000

CITY ENGINEER
 Standard & Assoc., Inc.
 410 McLamore Ave.
 Spring Hill, TN 37174
 PH: 661-486-2441

GRAPHIC SCALE 1" = 100'
 50 0 100 200 300

COMMISSIONER OF LAND RECORDS
 STATE OF TENNESSEE
 5/30/2014

DEVELOPER/OWNER
 Beaver Homes Corp.
 1200 Elm Hill Pike
 Nashville, TN 37203
 PH: 615-214-9000

CITY ENGINEER
 Standard & Assoc., Inc.
 410 McLamore Ave.
 Spring Hill, TN 37174
 PH: 661-486-2441



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 

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

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 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

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: 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

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 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

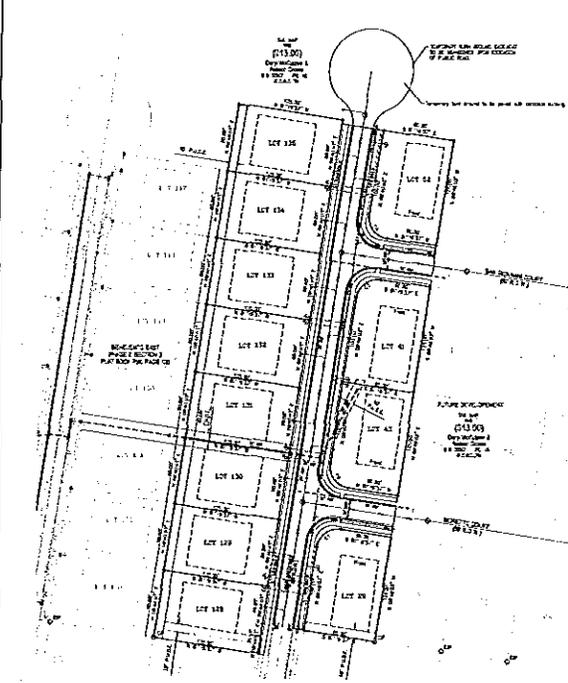
Jeff Foster, Director of Public Works

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
124	10,000	111.11	1.11
125	10,000	111.11	1.11
126	10,000	111.11	1.11
127	10,000	111.11	1.11
128	10,000	111.11	1.11
129	10,000	111.11	1.11
130	10,000	111.11	1.11
131	10,000	111.11	1.11
132	10,000	111.11	1.11
133	10,000	111.11	1.11
134	10,000	111.11	1.11
135	10,000	111.11	1.11
136	10,000	111.11	1.11

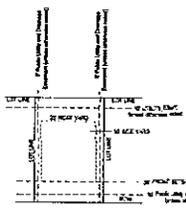
LOT NUMBER	AREA (SQ. FT.)	AREA (SQ. YD.)	PERCENTAGE OF TOTAL AREA
124	10,000	111.11	1.11
125	10,000	111.11	1.11
126	10,000	111.11	1.11
127	10,000	111.11	1.11
128	10,000	111.11	1.11
129	10,000	111.11	1.11
130	10,000	111.11	1.11
131	10,000	111.11	1.11
132	10,000	111.11	1.11
133	10,000	111.11	1.11
134	10,000	111.11	1.11
135	10,000	111.11	1.11
136	10,000	111.11	1.11

DEVELOPMENT SUMMARY
 1. Total Area: 1,200,000 sq. ft.
 2. Total Lots: 12
 3. Average Lot Area: 100,000 sq. ft.
 4. Total Area: 1,200,000 sq. ft.
 5. Total Lots: 12
 6. Average Lot Area: 100,000 sq. ft.

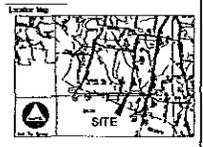
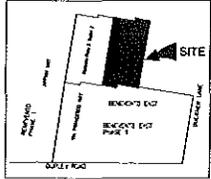
OPEN SPACE NOTE:
 ALL OPEN SPACE SHALL BE MAINTAINED IN THE ORIGINAL CONDITION, EXCEPT FOR THE PURPOSES OF MAINTAINING ALL CONCRETE DRIVEWAYS AND DRIVEWAYS INCLUDING THE 10' BUFFER ZONES FROM THE DRIVE.



Purpose:
 The purpose of this plan is to provide 12 individual single family home lots.



BENEVENTO EAST TYPICAL LOT LAYOUT



CERTIFICATE OF OWNERSHIP AND DESIGNATION
 I, the undersigned, being the owner of the above described property, do hereby certify that the information herein is true and correct to the best of my knowledge and belief, and that the same is a true and correct copy of the original as recorded in the public records of the State of Tennessee.

CERTIFICATE OF APPROVAL FOR RECORDING
 I, the undersigned, being the County Clerk of the County of Davidson, Tennessee, do hereby certify that the above described property is within the jurisdiction of this office, and that the same is a true and correct copy of the original as recorded in the public records of the State of Tennessee.

CERTIFICATE OF APPROVAL OF PUBLIC UTILITIES
 I, the undersigned, being the representative of the public utilities, do hereby certify that the above described property is within the jurisdiction of this office, and that the same is a true and correct copy of the original as recorded in the public records of the State of Tennessee.

CERTIFICATE OF APPROVAL OF CONCRETE DESIGNATION
 I, the undersigned, being the representative of the concrete industry, do hereby certify that the above described property is within the jurisdiction of this office, and that the same is a true and correct copy of the original as recorded in the public records of the State of Tennessee.

CERTIFICATE OF SURVEY
 I, the undersigned, being the surveyor, do hereby certify that the above described property is within the jurisdiction of this office, and that the same is a true and correct copy of the original as recorded in the public records of the State of Tennessee.



PLAT NUMBER
 P58/59

FINAL PLAT
BENEVENTO EAST
 PHASE 2, SECTION 2
 WILLIAMSON COUNTY, TENNESSEE
 DAVY L. ACCURBIN
 SURVEYOR

O'LEARY & ASSOCIATES
 LAND SURVEYING
 2550 Nashville Highway • Columbia, TN 38401 • (615) 489-3088
 oleary@olearyass.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

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 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

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 bond for Benevento East Phase 3 Section 1

SUBMITTED BY: Thomas S. Wolf, City Engineer

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

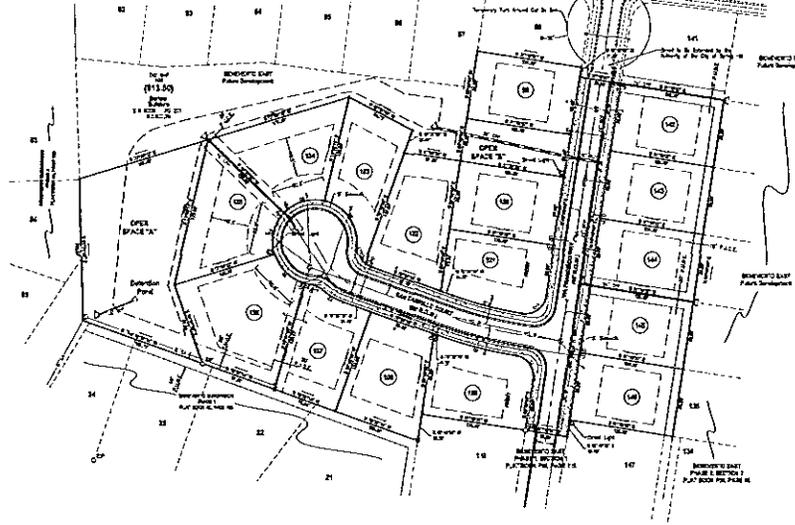
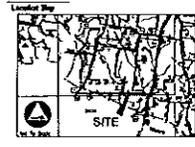
199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174

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



Table with 10 columns: LOT, AREA, PERCENTAGE, etc. for the development.

Table with 5 columns: LOT NUMBER, PLANNED LOT, AREA, HOUSE NUMBER, and HOUSE NUMBER.



CERTIFICATE OF OWNERSHIP AND DESIGNATION

Text block for Certificate of Ownership and Designation, including signatures and dates.

CERTIFICATE OF APPROVAL FOR RECORDS

Text block for Certificate of Approval for Records, including signatures and dates.

CERTIFICATE OF APPROVAL OF PUBLIC USES FOR BENEVENTO EAST

Text block for Certificate of Approval of Public Uses for Benevento East, including signatures and dates.

CERTIFICATE OF APPROVAL OF PUBLIC USES FOR BENEVENTO WEST

Text block for Certificate of Approval of Public Uses for Benevento West, including signatures and dates.

CERTIFICATE OF APPROVAL OF BENEVENTO WEST

Text block for Certificate of Approval of Benevento West, including signatures and dates.

CERTIFICATE OF COMMON NEIGHBORHOOD DESIGNATION

Text block for Certificate of Common Neighborhood Designation, including signatures and dates.

CERTIFICATE OF BENEVENTO ADJACENCY

Text block for Certificate of Benevento Adjacency, including signatures and dates.

CERTIFICATE OF APPROVAL FOR SUBDIVISION MAPS

Text block for Certificate of Approval for Subdivision Maps, including signatures and dates.



DEVELOPMENT SUMMARY

Summary text describing the development project.

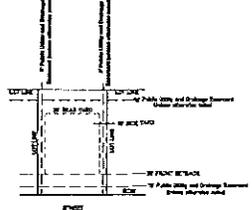
OPEN SPACE NOTE

Note regarding open space requirements and landscaping.

OWNER INFORMATION: Benevento Development Partners, L.P., 200 BRADLEY DRIVE, PLUMAS, TN 38467



Purpose: The purpose of this plat is to create 14 individual single family home lots.



BENEVENTO EAST TYPICAL LOT LAYOUT

- 1. The plat is subject to all applicable laws, ordinances, and regulations... 2. The plat is subject to all applicable laws, ordinances, and regulations... 3. The plat is subject to all applicable laws, ordinances, and regulations...

FINAL PLAT BENEVENTO EAST PHASE 2 SUBSECTION 1 WILLAMSON COUNTY - BIRMINGHAM HILL, TENNESSEE

O'LEARY & ASSOCIATES LAND SURVEYING 2258 Nashville Highway - Columbus, TN 38401 - (615) 489-2088

Spring Hill Planning Commission Regular Meeting



TO: Spring Hill Planning Commission
FROM: Jon Baughman, Associate Planner
MEETING: November 14, 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 the 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 with standard conditions.

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:

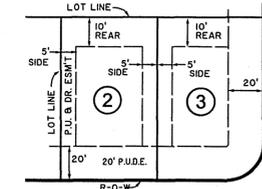
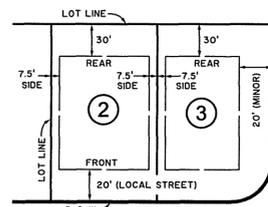
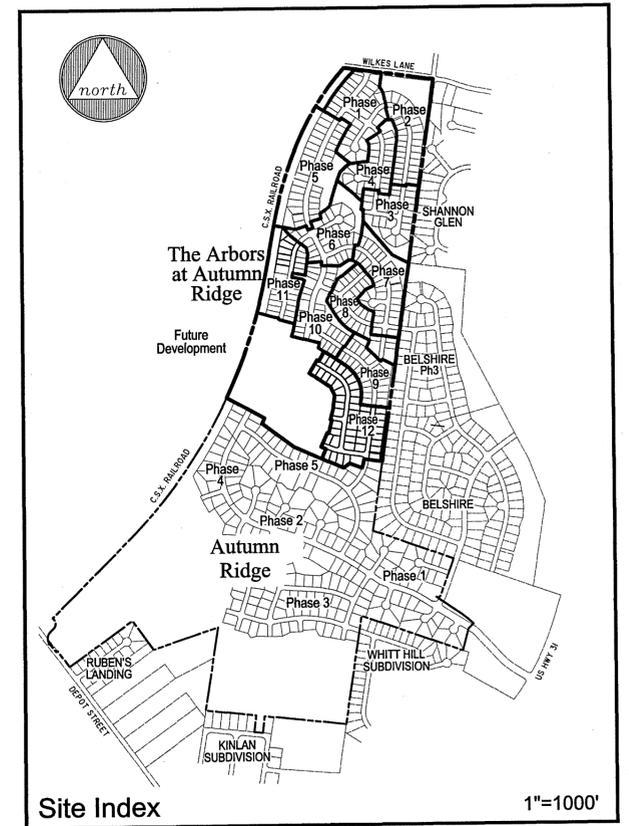
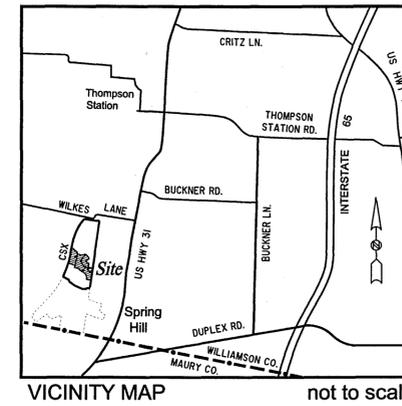
Recommendation: Staff recommends approval of FPL 264-2016, the Arbors at Autumn Ridge Phase 12, Section 1, subject to the following conditions:

1. Approval of the final plat shall remain valid for a period of two (2) years, during which time all required bonds shall be posted and signatures shall be obtained and the plat recorded.
2. Modification to the final plat may require Planning Commission approval prior to recordation.
3. The property shall be developed as proposed and approved.

NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE 16 SINGLE FAMILY LOTS
- SITE IS LOCATED ON PROPERTY MAP 167, P/O PARCEL L00, 4TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE.
- DEED REFERENCE: MAP 167, PARCEL L00, DON R. CAMERON D/B/A/ AUTUMN RIDGE DEED BOOK 4586, PAGE 856 R.O.W.C.
- OWNER/DEVELOPER: AUTUMN RIDGE DEVELOPMENT CO. 1503 COLUMBIA AVENUE, FRANKLIN, TN 37064, (615) 791-0093, CONTACT: DON R. CAMERON III, OWNS 100% OF PROJECT
- PLANNER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES, INC. 618 GRASSMERE PARK DRIVE, SUITE 4, NASHVILLE, TN 37211, (615) 331-0809
- EXISTING ZONING: R-2 PLANNED UNIT DEVELOPMENT (P.U.D.)
- TOTAL AREA IN SITE: 145.81 Ac. ±
 AREA WITHIN PHASE ONE: 10.03 Ac. ±
 AREA WITHIN PHASE TWO: 11.11 Ac. ±
 AREA WITHIN PHASE THREE: 9.44 Ac. ±
 AREA WITHIN PHASE FOUR: 6.84 Ac. ±
 AREA WITHIN PHASE FIVE: 15.26 Ac. ±
 AREA WITHIN PHASE SIX: 9.80 Ac. ±
 AREA WITHIN PHASE SEVEN: 10.30 Ac. ±
 AREA WITHIN PHASE EIGHT: 7.69 Ac. ±
 AREA WITHIN PHASE NINE: 6.30 Ac. ±
 AREA WITHIN PHASE TEN: 9.84 Ac. ±
 AREA WITHIN PHASE ELEVEN: 8.98 Ac. ±
 AREA WITHIN PHASE TWELVE SEC. ONE: 4.73 Ac. ±
 REMAINING AREA: 36.49 Ac. ±
- 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: 29
 NUMBER OF LOTS PROPOSED WITHIN PHASE SIX: 26
 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 BLDGS : 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 ARBORS 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 ARBORS 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.

Lot Number	Square Feet	Acres
301	9314	0.214
302	8520	0.196
303	8880	0.204
304	8880	0.204
305	8520	0.196
306	8520	0.196
307	8880	0.204
308	8880	0.204
309	10227	0.235
310	8520	0.196
311	8520	0.196
312	9000	0.207
313	9000	0.207
314	8520	0.196
315	8520	0.196
410	16608	0.381

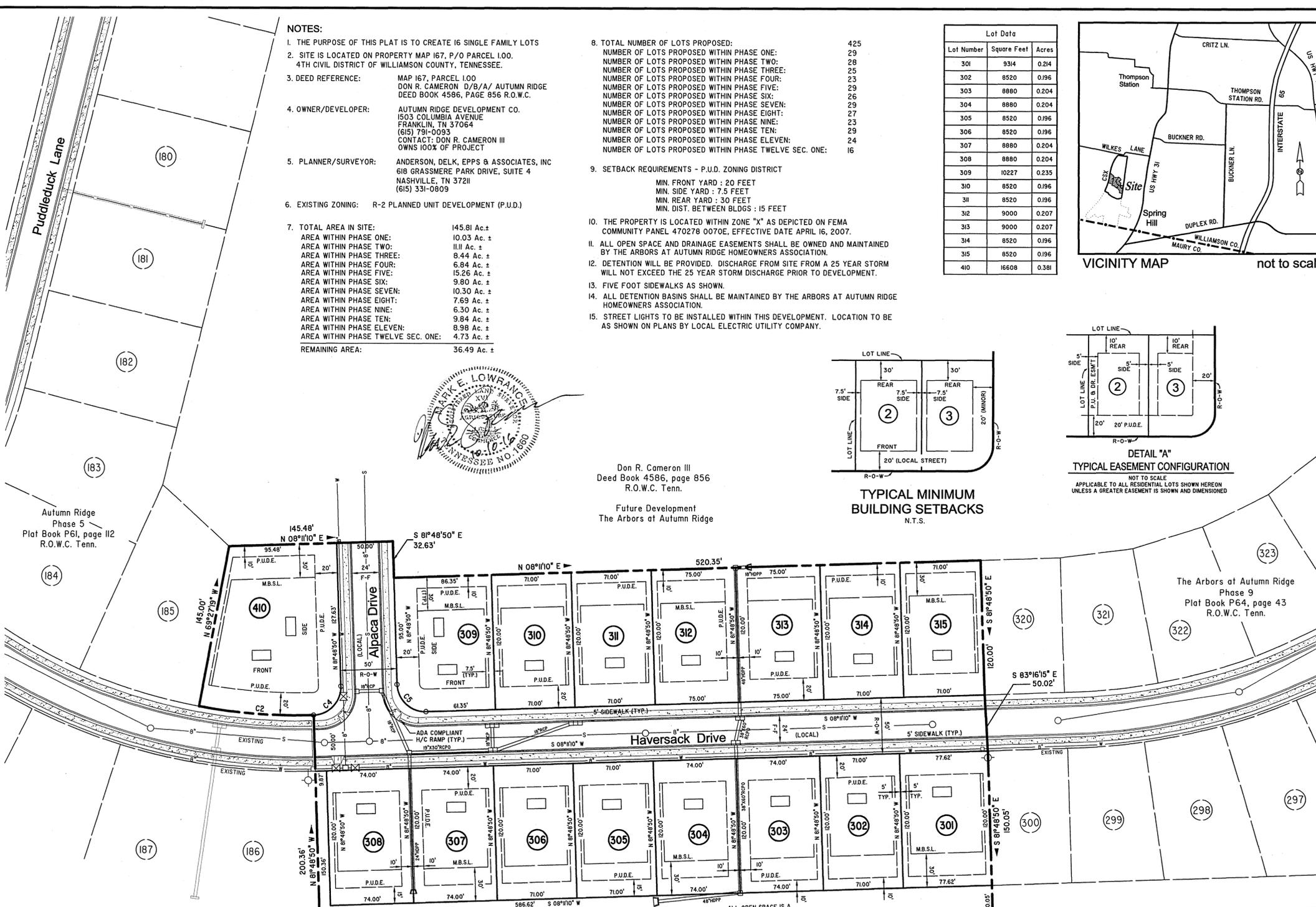


DETAIL "A"
TYPICAL EASEMENT CONFIGURATION
NOT TO SCALE
APPLICABLE TO ALL RESIDENTIAL LOTS SHOWN HEREON UNLESS A GREATER EASEMENT IS SHOWN AND DIMENSIONED

Don R. Cameron III
Deed Book 4586, page 856
R.O.W.C. Tenn.

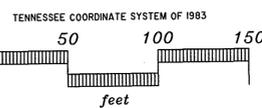
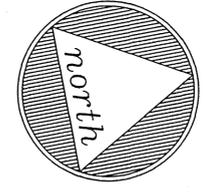
Future Development
The Arbors at Autumn Ridge

TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.



Curve #	DELTA	Radius	LENGTH	TANGENT	CHORD BRG	CHORD LENGTH
C2	02°2'31"	474.31	102.31	51.35	N4°2'55"E	102.11
C4	09°0'00"	25.00	39.27	25.00	N36°48'50"W	35.36
C5	09°0'00"	25.00	39.27	25.00	N53°11'10"E	35.36

- Legend**
- Sanitary Sewer w/ Manhole
 - Water Line
 - Fire Hydrant
 - Right-of-Way Marker (5/8" REBAR WITH 2-1/4" METAL CAP)
 - P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
 - HDPD DUAL WALL POLYPROPYLENE PIPE
 - RCP REINFORCED CONCRETE PIPE
 - ROW RIGHT OF WAY
 - F-F FACE OF CURB TO FACE OF CURB
 - ADA COMPLIANT HANDICAP RAMP
 - ADA RAMPS TO INCLUDE TRUNCATED DOMES



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 Arbors at Autumn Ridge for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration 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 ARBORS 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 ARBORS 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 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 "1" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the Ratio of Precision is equal to or greater than 1:10,000.

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

CERTIFICATE OF APPROVAL OF PUBLIC WAYS OR BOND POSTING

I hereby Certify: (1) That all streets designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the City of Spring Hill, Tennessee, Subdivision Regulations, or (2) That a surety bond has been posted with the Planning Commission to assure 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 Heraby Certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Spring Hill, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Williamson County Register.

Date: _____
Secretary, City of Spring Hill Planning Commission

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon as evidenced in Book No. 4586, page 856, R.O.W.C., and that I (We) hereby adopt this plan of subdivision with My (Our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations.

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 ARBORS 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 ARBORS 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 SURVEY ACCURACY

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

CERTIFICATE OF APPROVAL OF PUBLIC WAYS OR BOND POSTING

I hereby Certify: (1) That all streets designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the City of Spring Hill, Tennessee, Subdivision Regulations, or (2) That a surety bond has been posted with the Planning Commission to assure 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

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, EPPS & ASSOC. DATE 9-21-16

SCALE: 1" = 50'

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: November 14, 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 made the following findings and requests at the work session, which have not been satisfied –

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.

Recommendation: Staff finds that the property has been approved for reasonable access and that sufficient information has not been provided to warrant approval of additional access to Main Street, an arterial that is already over capacity,

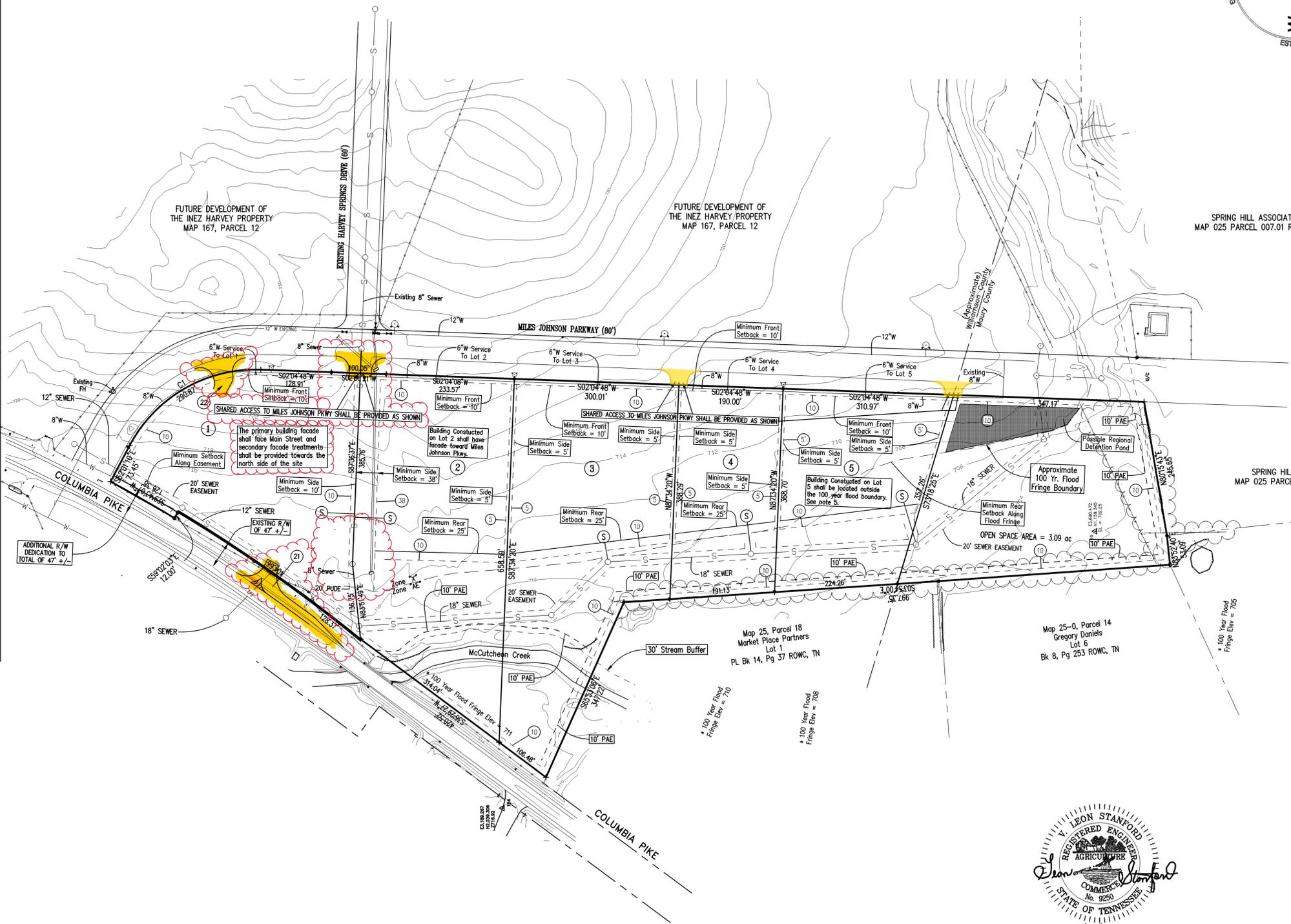
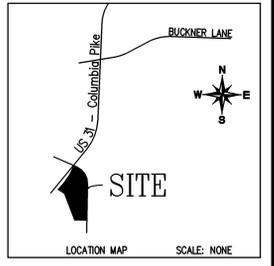
and to Miles Johnson Boulevard, a new collector for which access has been planned in a manner that would minimize congestion on this downtown by-pass route. Based on these findings, staff recommends denial of the request.

- GENERAL NOTES**
- 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 be 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.
 - 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.
 - 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 _____



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

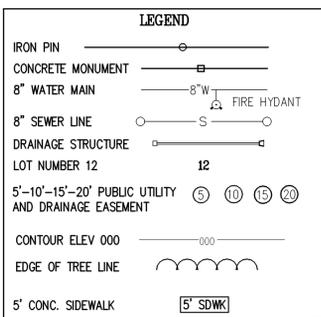
Map 25-0, Parcel 14
Gregory Daniels
Lot 6
Bk 8, Pg 253 ROWC, TN

156,652 SF, 3.60 AC.

130,156 SF, 2.99 AC.

LOT	Area (Sf)	Acres	Address
1	122,000	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			

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



10/20/2009

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 1-29-2010; added easement along Cul-De-Sac added form of approval, added detention pond easement added setback notes or setback lines.
- Revised 1-29-2010; added setback notes on Lots.
- 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).
- Revised 10-6-2016; Added Driveway To Lot 1/ Revised Building Note On Lot 1.

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 & 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'
PROPERTY MAP 167, PARCEL 12; DEED BK 240, PG 878	

GRAPHIC SCALE 1" = 100'

November 7, 2016



Ms. Dara Sanders
City Planner
City of Spring Hill
Planning and Zoning Department
199 Town Center Parkway
Spring Hill, TN 37174

Hand Delivered

RE: Revised Plans for ADM 266-2016 – Harvey Springs Commercial Subdivision
Amendment

Dear Ms. Sanders:

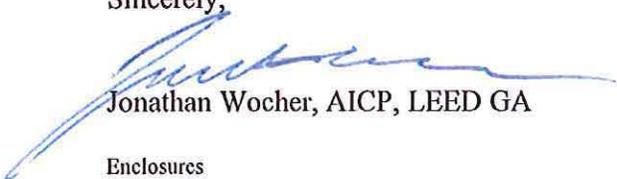
On behalf of Jeff Harvey, enclosed I am transmitting revised plans and information related to ADM 266-2016 Harvey Springs Commercial Subdivision preliminary plat amendment. The revisions are in response to the comments from the Planning Commission and city staff at the October 24, 2016 Planning Commission work session meeting. Two copies of the existing preliminary plat, proposed preliminary plat, the revised traffic impact study and a CD containing PDFs of these documents are included.

The proposed plat was modified to more clearly indicate the proposed changes and highlight the proposed driveways/access locations. The traffic study has been updated to address the request to provide additional analysis related to modeling of development of all of the proposed lots, evaluation of queuing, and to clarify that no modifications are proposed to the existing traffic signal phasing.

It is my understanding that this application will be reviewed at the Planning Commission meeting on November 14 at 5:30 PM. Please let me know if additional information is required and transmit any staff reports and meeting agendas to me as soon as available.

Thank you for your continued assistance on this project.

Sincerely,



Jonathan Woche, AICP, LEED GA

Enclosures

cc: Speedway
Ragan Smith Associates
Jeff Harvey
MDC #3705

Planning • Zoning • Development Services

5721 Dragon Way, Suite 300 • Cincinnati, OH 45227 • (513)561.6232 • fax: (513)561.1615
www.mcbridedale.com

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: November 14, 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. The Planning Department requests proof of notice via certified mail, as required by the zoning ordinance.

Recommendation: Staff finds that all information, required by the zoning ordinance to be submitted for this application type, has not been submitted and that this application is considered incomplete. Staff recommends deferral to the November work session meeting in order to afford the applicant additional time to provide all required information.

**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@tennesseehome.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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PLANNED ZONING DISTRICTS

PZD A – Commercial, Municipal, Mixed-Use Retail/Residential.....

PZD B – Multi-Family Residential.....

PZD C – Residential.....

- **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”

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

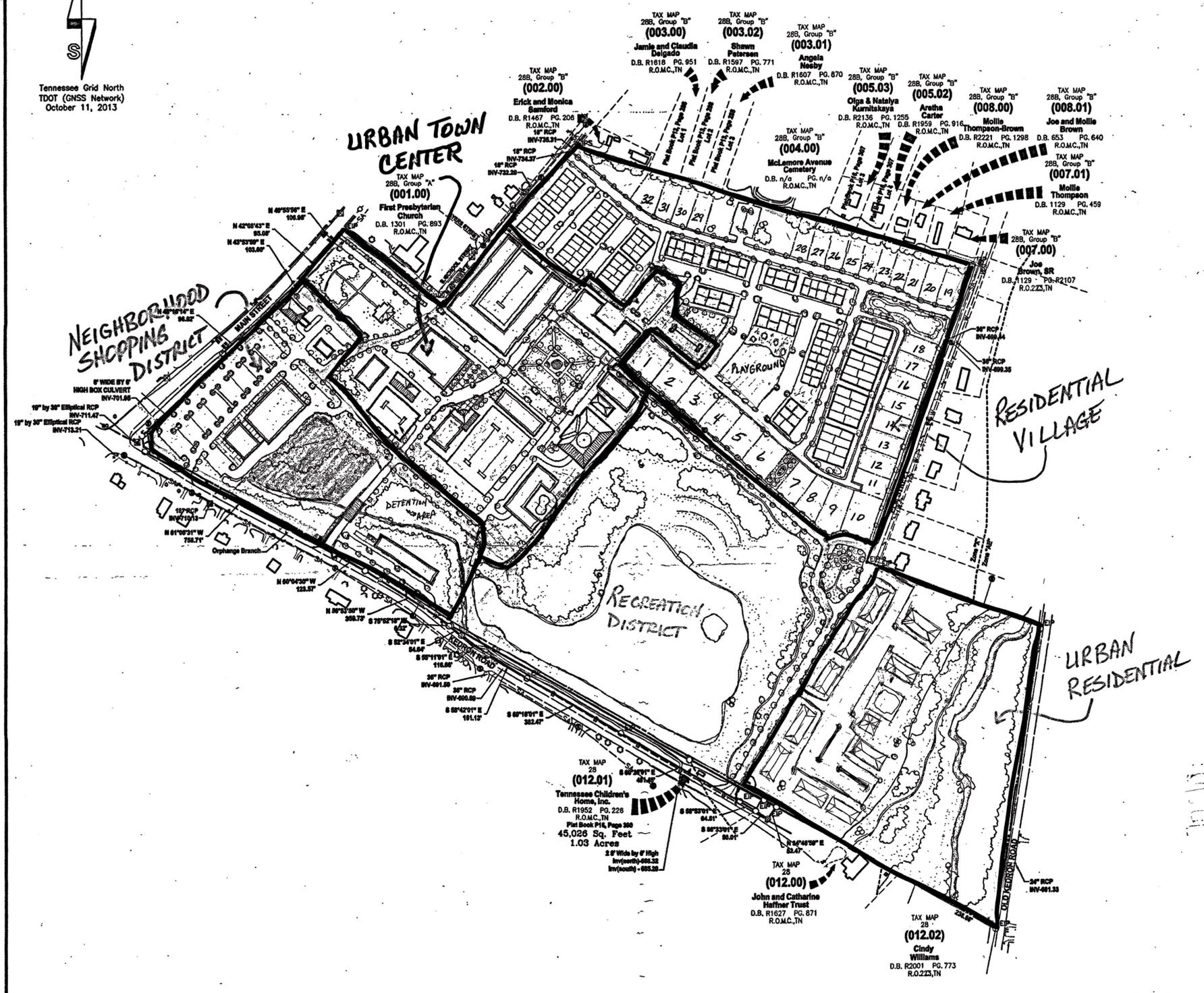
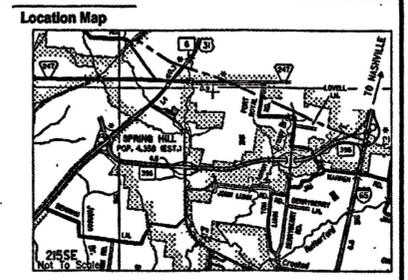
- a. Amphitheatre or Stage
- b. Recreational Lake
- c. Outdoor Music Events
- d. Festivals
- e. Community Events
- f. Special Events

B. Parking

- a. Exempt from on-site parking requirements

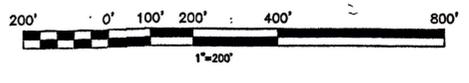
(Recommend specifying no bulk and area requirements if not proposed)

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 confirmed 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
● IPF Iron Pipe Found	● Stake Found
○ ANE Pole Found	○ Fire Hydrant
○ FCP Fence Post	○ Water Meter
○ CM Concrete Monument Existing	○ Water Valve
○ PK Nail Found	○ Water Reducer
○ RR.S.F. Railroad Spike Found	○ Clean Out
○ RR.S.S. Railroad Spike Set	○ Sanitary Sewer Manhole
○ Catch Basin	○ Storm Sewer Manhole
○ Curb Inlet	○ Cable Rider
○ Storm Pipe	○ Electric Riser
○ Gas Meter	○ Telephone Riser
○ Gas Valve	○ Telephone Booth
○ Light Pole	○ Gas Meter
○ Power Pole	○ Gas Valve
○ Evergreen Tree	○ Light Pole
○ Deciduous Tree	○ Power Pole
○ Bush	○ Telephone Pole
○ Sign	○ Guy Pole
○ Flag Pole	○ Guy Pole
○ Mailbox	○ Catch Basin
○ Parking Block	○ Curb Inlet
○ Handicap Parking	○ Storm Pipe
○ Water Spigot	○ Gas Meter
○ Bollard	○ Gas Valve
○ Landscape	○ Light Pole
○ Woods / Tree Line	○ Power Pole
○ Edge of Water	○ Evergreen Tree
○ Ditch / Creek Centerline	○ Deciduous Tree
○ Minor Contour Line	○ Bush
○ Index Contour Line	○ Sign
○ Gas Line	○ Flag Pole
○ Sanitary Sewer Line	○ Mailbox
○ Water Line	○ Parking Block
○ Storm Sewer Line	○ Handicap Parking
○ Overhead Utility Line	○ Water Spigot
○ Overhead Cable Line	○ Bollard
○ Overhead Electric Line	○ Landscape
○ Overhead Telephone Line	○ Woods / Tree Line
○ Underground Utility Line	○ Edge of Water
○ Underground Cable Line	○ Ditch / Creek Centerline
○ Underground Electric Line	○ Minor Contour Line
○ Underground Telephone Line	○ Index Contour Line
○ Forced Main Line	○ Gas Line
	○ Sanitary Sewer Line
	○ Water Line
	○ Storm Sewer Line
	○ Overhead Utility Line
	○ 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.



11/10/14
Date

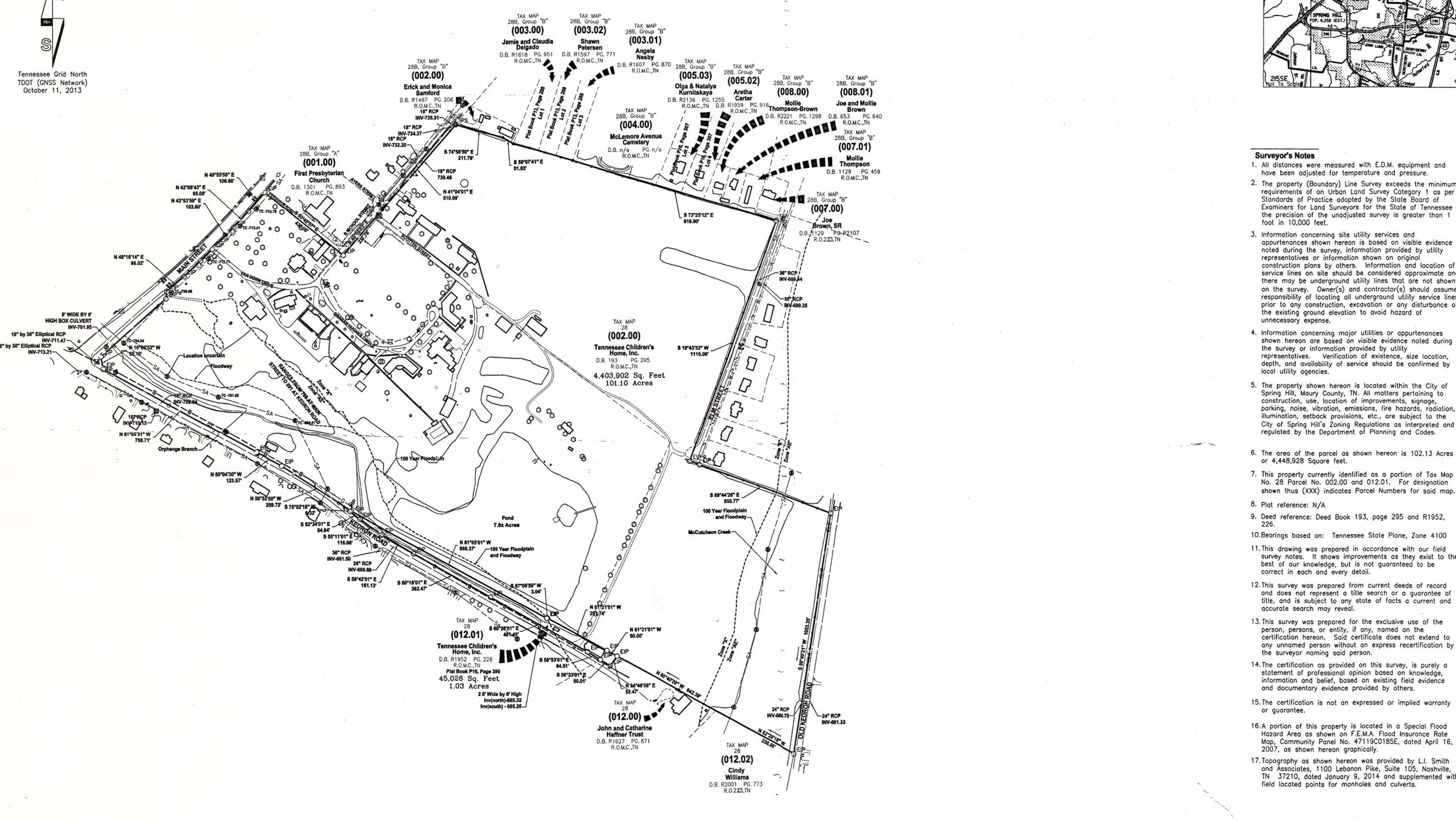
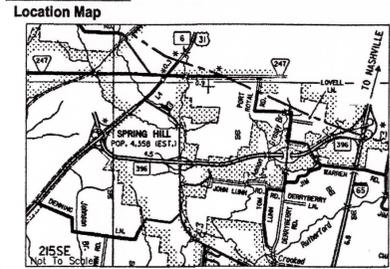
O'LEARY & ASSOCIATES
LAND SURVEYING
2558 Nashville Highway * Columbia, TN 38401 * (931) 489-2088

NO.	DATE	REVISIONS
1	1/10/14	ADDED DATA FROM L.I. SMITH, DATED 1-9-14

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

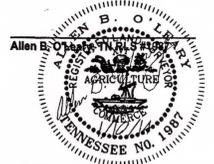
JOB NUMBER
13-5097
SHEET NUMBER
1 OF 1

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

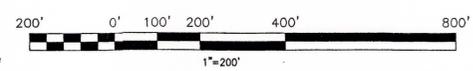


- Surveyor's Notes**
- All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
 - The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners 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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 - 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.
 - Plat 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.J. 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.

Surveyor's Certification (Tennessee)
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1/10/14
Date



- 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 |
| ⊙ Iron Pipe Found | ⊕ Fire Hydrant | ⊠ Storm Pipe | ⊠ Telephone Booth | ⊠ Guy Wire | ⊠ Undergroud Utility Line |
| ⊙ Axle Found | ⊕ I.P.F. | ⊠ Gas Meter | ⊠ Gas Valve | ⊠ Mailbox | ⊠ Undergroud Cable Line |
| ⊙ Fence Post | ⊕ Concrete Monument Existing | ⊠ Light Pole | ⊠ Light Pole | ⊠ Parking Block | ⊠ Undergroud Electric Line |
| ⊙ P.K.F. PK Nail Found | ⊕ P.K.S. PK Nail Set | ⊠ Telephone Manhole | ⊠ Telephone Manhole | ⊠ Satellite Dish | ⊠ Undergroud Telephone Line |
| ⊙ R.R.S.F. Railroad Spike Found | ⊕ Sanitary Sewer Manhole | ⊠ Electric Meter | ⊠ Electric Meter | ⊠ Water Spigot | ⊠ Forced Main Line |
| ⊙ R.R.S.S. Railroad Spike Set | ⊕ Storm Sewer Manhole | ⊠ Cable Riser | ⊠ Cable Riser | ⊠ Bollard | |
| | | ⊠ Evergreen Tree | | | |
| | | ⊠ Deciduous Tree | | | |
| | | ⊠ Bush | | | |
| | | ⊠ Sign | | | |
| | | ⊠ Adjacing Property Line | ⊠ Subject Property Line | ⊠ Easement Line | ⊠ Building Setback Line |
| | | ⊠ Centerline | ⊠ Edge of Pavement | ⊠ Edge of Gravel | ⊠ Fence Line |
| | | ⊠ Landscape | ⊠ Woods / Tree Line | | |
| | | ⊠ Edge of Water | ⊠ Ditch / Creek Centerline | ⊠ Minor Contour Line | ⊠ Index Contour Line |
| | | ⊠ Gas Line | ⊠ Sanitary Sewer Line | ⊠ Water Line | ⊠ Storm Sewer Line |
| | | ⊠ Overhead Utility Line | ⊠ Overhead Cable Line | ⊠ Overhead Telephone Line | ⊠ Undergroud Telephone Line |

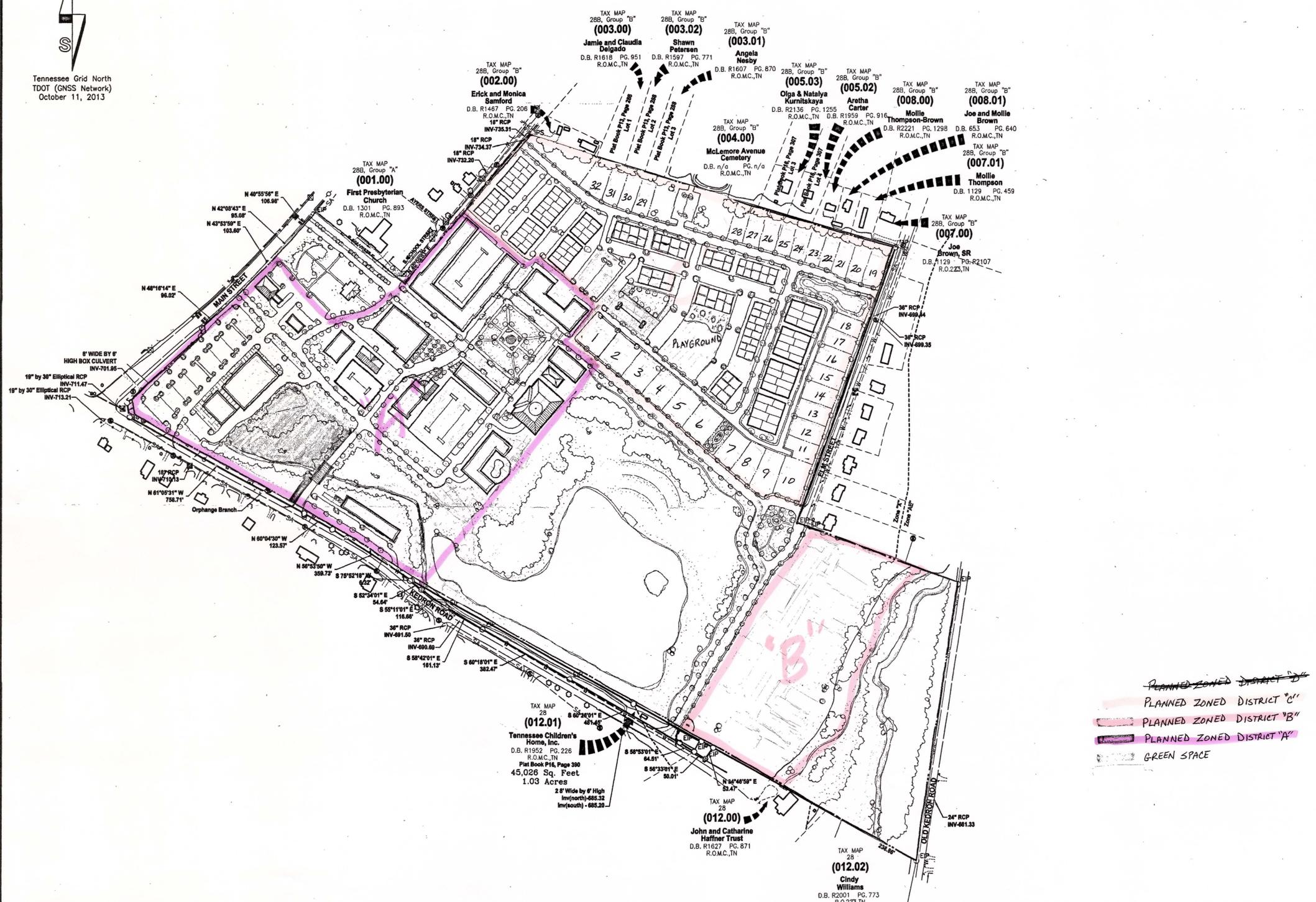
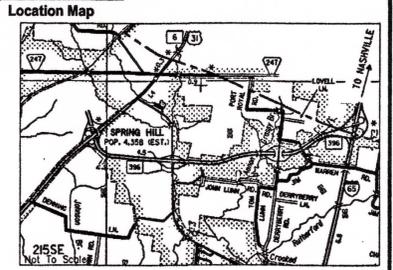
O'LEARY & ASSOCIATES
LAND SURVEYING
2558 Nashville Highway * Columbia, TN 38401 * (931) 489-2088
allen@olearyaa.com

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

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

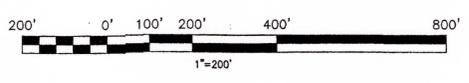


~~PLANNED ZONED DISTRICT "D"~~
 PLANNED ZONED DISTRICT "C"
 PLANNED ZONED DISTRICT "B"
 PLANNED ZONED DISTRICT "A"
 GREEN SPACE

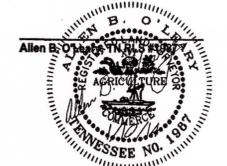
- Surveyor's Notes**
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Legend

● IPS ● Iron Rod Found ● L.P.F. ● Iron Pipe Found ● AXLE ● Axle Found ● FENCE ● Fence Post ● CON ● Concrete Monument Existing ● O.P.K.F. ● PK Nail Found ● O.P.K.S. ● PK Nail Set ● R.R.S.S. ● Railroad Spike Found ● R.R.S.S. ● Railroad Spike Set	⊕ Bench Mark ⊕ Stake Found ⊕ Fire Hydrant ⊕ Water Meter ⊕ Water Valve ⊕ Water Reducer ⊕ Clean Out ⊕ Sanitary Sewer Manhole ⊕ Storm Sewer Manhole ⊕ Cable Riser	⊕ Catch Basin ⊕ Curb Inlet ⊕ Storm Pipe ⊕ Cable Manhole ⊕ Electric Manhole ⊕ Telephone Manhole ⊕ Water Manhole ⊕ Electric Meter ⊕ Storm Sewer Manhole ⊕ Cable Riser	⊕ Electric Riser ⊕ Telephone Riser ⊕ Telephone Booth ⊕ Gas Meter ⊕ Gas Valve ⊕ Light Pole ⊕ Power Pole ⊕ Telephone Pole ⊕ Guy Pole	⊕ Power Pole ⊕ Flag Pole ⊕ Guy Wire ⊕ Mailbox ⊕ Parking Block ⊕ Light Pole ⊕ Handicap Parking ⊕ Water Spigot ⊕ Bollard	⊕ Evergreen Tree ⊕ Deciduous Tree ⊕ Bush ⊕ Sign	⊕ Adjoining Property Line ⊕ Subject Property Line ⊕ Easement Line ⊕ Building Setback Line ⊕ Centerline ⊕ Edge of Pavement ⊕ Edge of Gravel ⊕ Fence Line ⊕ Landscape ⊕ Woods / Tree Line	⊕ Edge of Water ⊕ Ditch / Creek Centerline ⊕ Minor Contour Line ⊕ Index Contour Line ⊕ Gas Line ⊕ Sanitary Sewer Line ⊕ Water Line ⊕ Storm Sewer Line ⊕ Underhead Utility Line ⊕ Overhead Cable Line	⊕ OHE ⊕ Overhead Telephone Line ⊕ UG ⊕ Underground Utility Line ⊕ UGC ⊕ Underground Cable Line ⊕ UGE ⊕ Underground Electric Line ⊕ UGT ⊕ Underground Telephone Line ⊕ FM ⊕ Forced Main Line
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1/10/14
 Date

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 TOPO FROM L.I. 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

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: November 14, 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.

Recommendation: Staff recommends the following condition of approval to apply to the construction of the dedicated left-turn lane:

1. A certificate of occupancy may be issued for the development of the subject property prior to the completion of the dedicated left-turn lane, which shall be completed, inspected, and accepted by the City within six (6) months of the issuance of the certificate of occupancy. Should the construction of the dedicated left-turn lane not be completed, inspected, and accepted by the City within six (6) months of the issuance of a certificate of occupancy, the property owner/developer shall appear before the Planning Commission at a voting meeting, at which time calling of the posted bond for the required improvements may be required.



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 31, 2016

Ms. Dara Sanders, City Planner
City of Spring Hill
P.O. Box 789
Spring Hill, TN 37174

Re: **ADM 270-2016 (Main Street Storage Facility)**

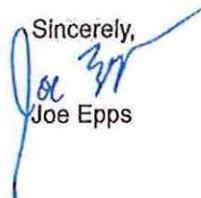
Dear Ms. Sanders,

At the October 24, 2016 Spring Hill Municipal Planning Commission Work Session, the Commission indicated the question about the left turn lane requirement on Main Street for the above referenced project could be resolved with Staff to the extent Staff could make a recommendation to the Planning Commission at the regular November 2016 Meeting. With this in mind, DIBIL LLC, the owners of the property whose mailing address is 1686 Franklin Pike, Lewisburg, Tennessee 37091, would like to offer the following:

- DIBIL LLC will bond the construction of the left turn lane as designed and approved.
- DIBIL LLC will tie the bond to Lots 1 and 2 The Medical Commons of Spring Hill Plat Book 41, Page 132 Register's Office of Williamson County, Tennessee.
- They acknowledge the bond and Lot 1 and 2 commitment will effect their ability to sell and develop Lots 1 and 2.
- They request that no requirement for the turn lane be tied to Lot 3 or the ADM 270-2016 (Main Street Storage Facility) Project.

The Owners of the property offer this solution to assure the instillation of the turn lane for the use and benefit of all involved. If the Owners can be of any assistance with this matter, please let us know. If all parties need to meet regarding these items, please give us several times that you would be available to schedule this meeting. As always, thank you for your time and assistance with the project.

Sincerely,



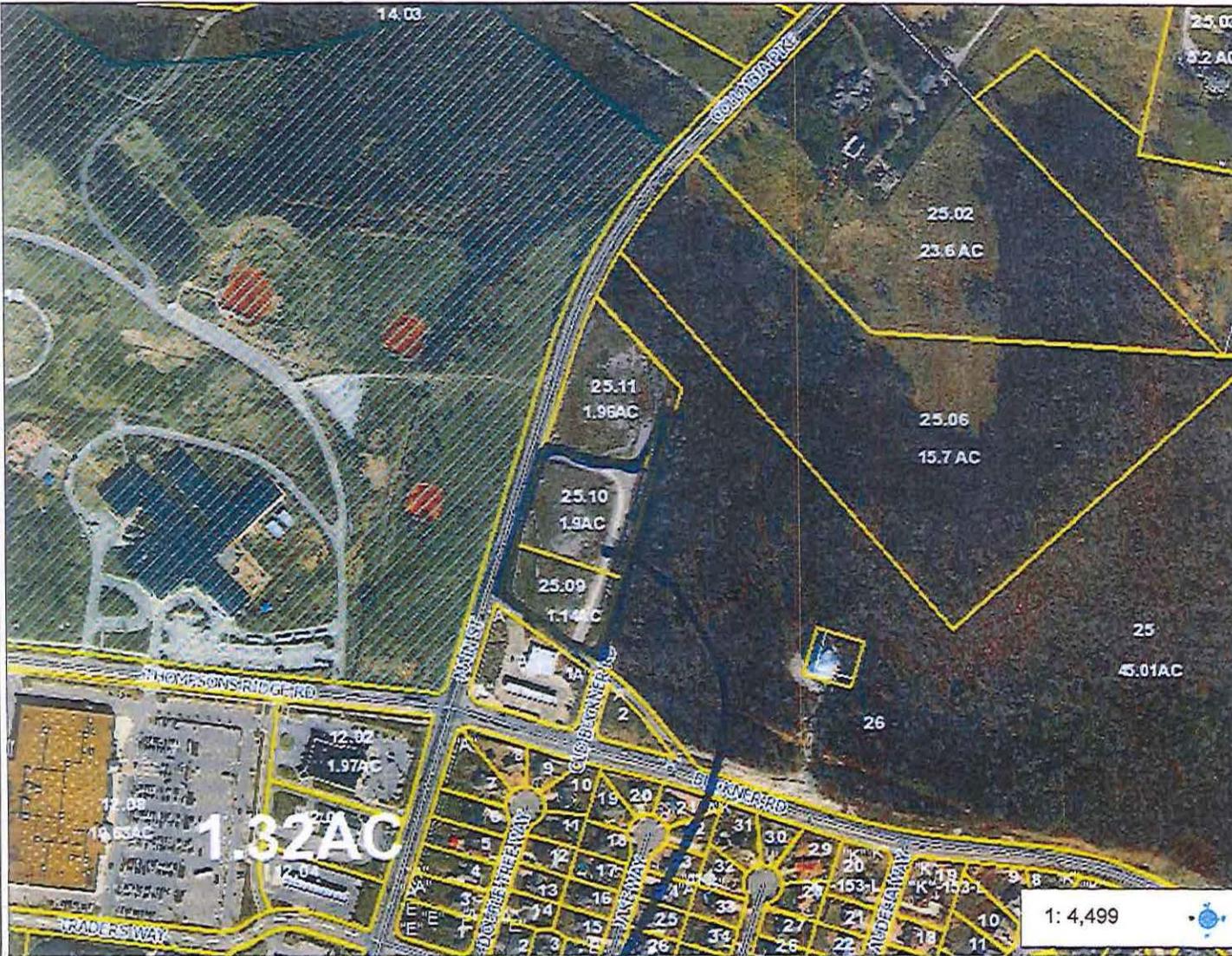
Joe Epps

JE/lw

Attachment

cc: Mayor Rick Graham
Mr. Victor Lay, City Administrator
Mr. Mark Tarver, Tarver Properties, Inc.
Mr. Taylor Preston, The Natchez Group
Mr. Steve Kroeger, Kroeger Real Estate Company
Mr. Paul Downing, Chairman Planning Commission

Tools & Features Demonstration Site



Legend

- Parcels
- Parcel Numbers
- Parcel Acreage
- Subdivision Name
- Group Corner Annotation
- Control Map
- Notes
- Miscellaneous
- Easement
- Exemptions
- Conflicts
- Lines
- Corporate Limits
- BRENTWOOD
- FAIRVIEW
- FRANKLIN
- NOLENSVILLE
- SPRING HILL
- THOMPSONS STATION
- Parks
- Centerlines
- <all other values>
- INTERSTATE
- ACCESS
- LOCAL STREETS
- MAJOR ARTERIAL
- MAJOR COLLECTOR
- MINOR ARTERIAL

Notes

0.1 0 0.07 0.1 miles

NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Lot 142

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: 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 Regular Meeting



TO: Spring Hill Planning Commission
FROM: Jon Baughman, Associate Planner
MEETING: November 14, 2016
SUBJECT: SKP 271-2016 (1035 Parkway Drive)

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 for the frontage along Parkway Drive. 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. Bicycle parking is not shown on the sketch plan.

Landscaping and Buffering: A rear landscaped buffer of 25' is required. Initially, the proposed utility lines that will service the individual buildings and its associated 20' buffer was expected to conflict with this requirement. The applicant inquired about the possibility of using a fence to address this. Following a meeting with Planning, Engineering and Public Works it was determined that the utilities are going to be located under the pavement and will not interfere with the required rear buffer. 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:

Recommendation: Staff recommends approval of SKP 271-2016 subject to the following conditions:

1. Prior to site plan approval, the concerns raised at the Planning Commission work session shall be addressed, including, but not limited to: noise and light pollution, sidewalk along Parkway Drive, bicycle racks and on-site traffic flow.
2. Approval shall remain valid for a period of one (1) year, during which time a complete site plan application shall be submitted for Planning Commission approval.
3. Modification to the sketch plan may require Planning Commission approval prior to submittal of a site plan application.



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.

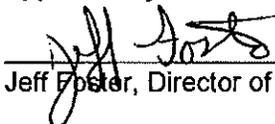
Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.


City of Spring Hill Utility Inspector (signature)

JACKIE GLENN

Printed name:

Approved By:

 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 31, 2016

Beazer Homes

Willowvale at Harvey Springs

Phase 1

Development Name: Willowvale at Harvey Springs

Phase or Section of Construction: Phase 1

Public Improvements: Water, sewer, storm water drainage and basins, streets and curbs, street lights, street signs, and sidewalks

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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P.O. BOX 789

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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

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