

SPRING HILL
MUNICIPAL PLANNING COMMISSION
WORK SESSION AGENDA
Monday, November 28, 2016
199 Town Center Parkway
5:30 PM



Call meeting to order

Stipulation of members present

Concerned Citizens (Non-Agenda)

Chairman's comments

All items with changes for the agenda must be resubmitted by 12:00 PM (noon) on Monday, December 5, 2016 (both paper and electronic copies). Please take this time to silence all cell phones and electronic devices.

Bonds and Infrastructure to be considered

1. Resolution 16-131 Release Performance Bond for Wal-Mart access road
2. Resolution 16-132 Release Maintenance Bond for Autumn Ridge Ph 4
3. Resolution 16-133 Release Performance Bond and establish a Maintenance Bond for Autumn Ridge Ph 4
4. Resolution 16-134 Release Performance Bond and establish a Maintenance Bond for Autumn Ridge Ph 4 Sec 2
5. Resolution 16-135 Release Performance Bond and establish a Maintenance Bond for Autumn Ridge Ph 5
6. Resolution 16-136 Release Maintenance Bond for Wades Grove Ph 5C
7. Resolution 16-137 Release Performance Bond and establish a Maintenance Bond for Wades Grove Ph 5C
8. Resolution 16-138 Release Performance Bond and establish a Maintenance Bond for Wades Grove Ph 6, 7 & 8
9. Resolution 16-139 Release Performance Bond and establish a Maintenance Bond for Wades Grove Ph 9, 10 & 11
10. Resolution 16-140 Release Performance Bond and establish a Maintenance Bond for Benevento East Ph 2 Sec 2
11. Resolution 16-141 Release Performance Bond and establish a Maintenance Bond for Benevento East Ph 2 Sec 3
12. Resolution 16-142 Release Performance Bond and establish a Maintenance Bond for Benevento East Ph 2 Sec 4
13. Resolution 16-143 Release Performance Bond and establish a Maintenance Bond for Benevento East Ph 3 Sec 1
14. Resolution 16-144 Establish Maintenance Bond for Arbors at Autumn Ridge Ph 12 Sec 1
15. Resolution 16-145 Establish Performance Bond for Arbors at Autumn Ridge Ph 12 Sec 1
16. Resolution 16-146 Establish Maintenance Bond for Crooked Creek Sec 1
17. Resolution 16-147 Establish Performance Bond for Crooked Creek Sec 1
18. Resolution 16-148 Establish Maintenance Bond for Cobblestone Ph 2 Sec 1
19. Resolution 16-149 Establish Performance Bond for Cobblestone Ph 2 Sec 1
20. Resolution 16-150 Establish Maintenance Bond for The Hamptons at Campbell Station Ph 2
21. Resolution 16-151 Establish Performance Bond for The Hamptons at Campbell Station Ph 2
22. Resolution 16-152 Recommend to call Perf Bond for Cobblestone Village Ph 1 Sec 1A & 1B
23. Resolution 16-153 Recommend to call Perf Bond for Cobblestone Village Ph 1 Sec 3A & 3B
24. Resolution 16-154 Recommend to call Perf Bond for Cobblestone Village Ph 1 Sec 3C

New Business:

1. **FPL 273-2016**: Submitted by Anderson, Delk, Epps & Associates, Inc for The Hamptons Phase 2. The property is zoned R-4 High Density Residential and contains approximately 9.913 acres. The applicant requests final plat approval for 40 single family residential lots.
2. **FPL 274-2016**: Submitted by Anderson, Delk, Epps & Associates, Inc for The Arbors at Autumn Ridge, Phase 12, Sec. 2. The property is zoned R-2 Medium Density Residential PUD, Planned Unit Development and contains approximately 9 acres. The applicant requests final plat approval for 33 single family residential lots.
3. **FPL 275-2016**: Submitted by Anderson, Delk, Epps & Associates, Inc for The Arbors at Autumn Ridge, Phase 11. The property is zoned R-2 Medium Density Residential PUD, Planned Unit Development and contains approximately 9.893 acres. The applicant requests final plat approval for 24 single family residential lots.
4. **FPL 276-2016**: Submitted by Anderson, Delk, Epps & Associates, Inc for The Arbors at Autumn Ridge, Phase 13. The property is zoned R-2 Medium Density Residential PUD, Planned Unit Development and contains approximately 1.98 acres. The applicant requests final plat approval for 6 single family residential lots.
5. **SKP 277-2016**: Submitted by Anderson, Delk, Epps & Associates, Inc. for property located at Stephen P. Yokich and Red Pepper Ridge. The property is zoned B-4, Central Business District and contains approximately 9.22 acres. The applicant requests sketch plat approval for a 12,600 square foot building.
6. **STP 278-2016**: Submitted by Anderson, Delk, Epps & Associates, Inc. for property located on Reserve Blvd. The property is zoned B-4, Central Business District and contains approximately 2.024 acres. The applicant requests site plan approval for 12,000 square foot commercial building.
7. **ANX 279-2016**: Submitted by Huntly Gordon for property located at 4636 Tom Lunn Road. The property is located in Maury County and contains approximately 1.86 acres. The applicant is requesting annexation into the City's Corporate limits.
8. **ADM 281-2016**: Submitted by T.W. Frierson Contractor, Inc. for Spring Hill Smiles. The property is zoned B-4, Central Business District and contains approximately 1.25 acres. The applicant requests a color change in the stone veneer.
9. **PPL 282-2016**: Submitted by Littlejohn for Harvest Point Phases 1-4 & 7. The property is zoned R-2, Medium Density Residential, PUD, Planned Unit Development and contains approximately 53.79 acres. The applicant requests Preliminary Plat approval for 166 single family residential lots.
10. **SKP 283-2016**: Submitted by Development Management Group, LLC for property located at 4875 Port Royal Rd. The property is zoned B-4, Central Business District and contains approximately 1.08 acres. The applicant requests sketch plan approval for a 5,218 square foot auto care facility.
11. **SKP 284-2016**: Submitted by Ahler & Associates, LLC for property located at 4008 Parkfield Loop N. The property is zoned M-1, Light Industrial District and contains 5.25 acres. The applicant requests sketch plan approval for 33,000 square foot professional office building.
12. **ADM 286-2016**: Submitted by SEC, Inc for Cottages of Derryberry Estates. The property is zoned R-2, Medium Density Residential, PUD, Planned Unit Development and contains approximately 13.56 acres. The applicant requests PUD amendment.



City of Spring Hill

Planning Commission

DATE: November 21, 2016

REQUEST: Release the performance bond for the Wal-Mart access road

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

OVERVIEW:

- A \$22,000 performance bond is currently in place for the access road that connects the Wal-Mart parking lot to the Publix parking lot.
- Per current planning, this road was to be constructed by Andy's Frozen Custard and is a private road with public access.
- Final topping was installed in October 2016.
- All certificates of satisfaction have been signed by City staff.
- ** Additional performance bond for \$65,000 is still in place until the easement in front of Walgreens is obtained.

PC ACTION REQUESTED:

- Approve PC Resolution 16-131 to release the performance bond for the Wal-Mart access road

**RESOLUTION 16-131 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE PERFORMANCE BOND FOR
WAL-MART ACCESS ROAD**

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

WHEREAS, the existing Letter of Credit, considered a “performance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, curbs and streets with asphalt base course and 1 1/2” final asphalt 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; and

WHEREAS, it is the recommendation of the City Engineer that the Performance Bond for Wal-Mart access road in the amount of \$22,000.00 be released.

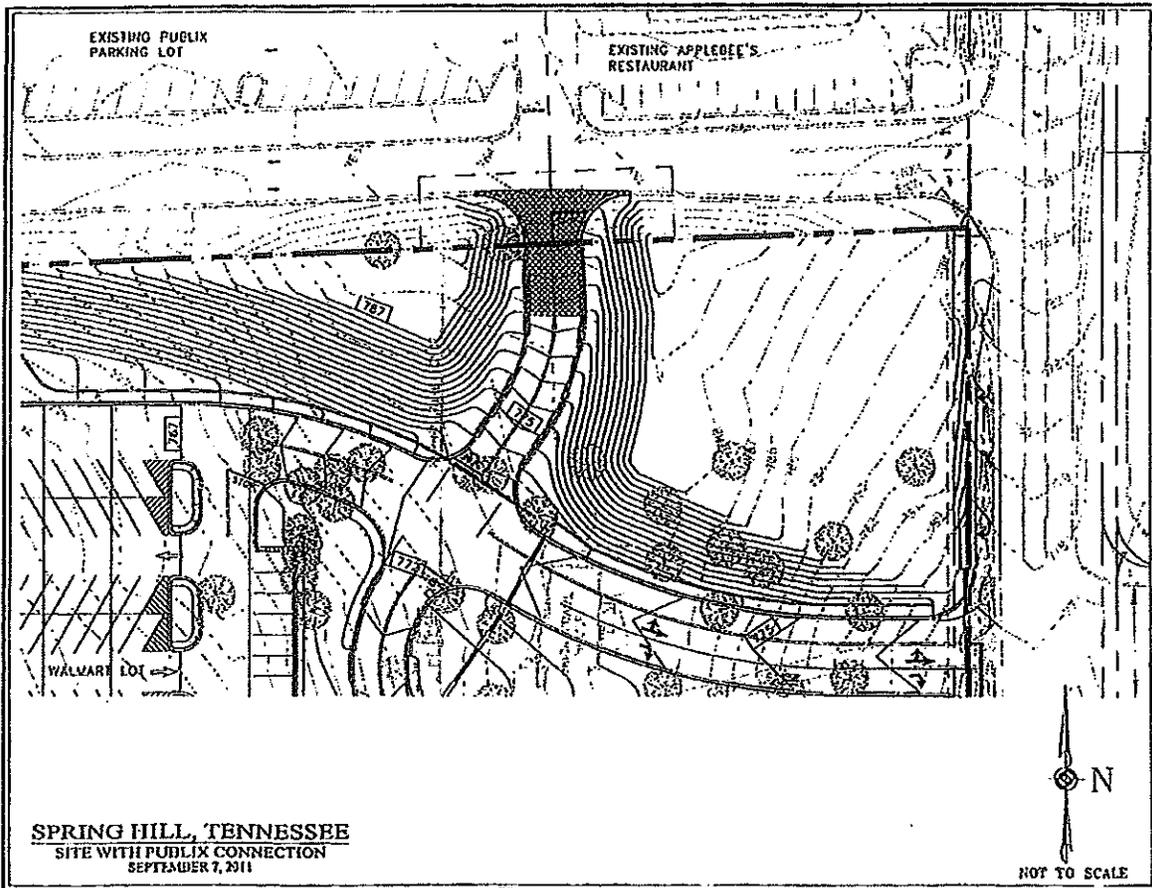
NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Performance Bond for Wal-Mart access road in the amount of **\$22,000.00** is hereby approved

Passed and adopted this 12th day of December, 2016

Paul Downing, Chairman

Dara Sanders, Secretary

EXHIBIT "C"





CERTIFICATE OF SATISFACTORY COMPLETION

November 7, 2016

Wal-Mart Real Estate Business Trust dba Store 3017

Road to connect Wal-Mart parking lot to Publix parking lot

Development Name: Road to connect Wal-Mart parking lot to Publix parking lot

Phase or Section of Construction: N/A

Public Improvements: Streets and curbs with final topping

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

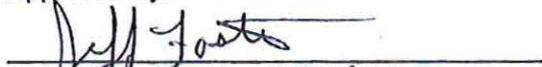
Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

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


City of Spring Hill Utility Inspector (signature)

Chris Crumley
Printed name:

Approved By:


Jeff Foster, Director of Public Works


Thomas S. Wolf, City Engineer

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

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



City of Spring Hill

Planning Commission

DATE: November 22, 2016

REQUEST: Release the maintenance bond for Autumn Ridge Phase 4 Section 1

Release the existing performance letter of credit and establish as a maintenance letter of credit for Autumn Ridge Phase 4 Section 1

SUBMITTED BY: Thomas S. Wolf, City Engineer

OVERVIEW:

- A maintenance bond is currently in place.
- A performance bond is currently in place.
- Binder was installed in October 2013; final topping was installed in November 2016.
- All certificates of satisfaction have been signed by City staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-132 to release the maintenance bond for Autumn Ridge Phase 4 Section 1
- Approve PC Resolution 16-133 to release the existing performance letter of credit and establish as a maintenance letter of credit for Autumn Ridge Phase 4 Section 1

**RESOLUTION 16-132 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

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

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

WHEREAS, the existing Letter of Credit, considered a “maintenance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sewer lines, water lines, storm water drainage, 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 Autumn Ridge Phase 4 Section 1 in the amount of \$56,647.50 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Autumn Ridge Phase 4 Section 1 in the amount of **\$56,647.50** is hereby approved.

Passed and adopted this 12th day of December, 2016

Paul Downing, Chairman

Dara Sanders, Secretary

**RESOLUTION 16-133 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE EXISTING PERFORMANCE BOND AND TO
ESTABLISH AS A MAINTENANCE BOND FOR
AUTUMN RIDGE PHASE 4 SECTION 1**

WHEREAS, a performance bond is in place guaranteeing the completion of certain improvements for Autumn Ridge Phase 4 Section 1 in the amount of **\$20,570.00**; 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 November 2016 and approved through inspections by the City and therefore a Maintenance Bond letter of credit is required; and

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

WHEREAS, it is the recommendation of the City Engineer that the Letter of Credit in the amount of **\$20,570.00** be reduced to 30% according to Section IV 4.3 Spring Hill Subdivision Regulations, establishing a Maintenance Bond letter of credit in the amount of **\$6,171.00** for a minimum of twelve (12) months; and

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that the existing bond letter of credit be reduced to establish a Maintenance Bond letter of credit for Autumn Ridge Phase 4 Section 1 in the amount of **\$6,171.00** is hereby approved.

Passed and adopted this 12th day of December, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

November 17, 2016

Donnie Cameron

Autumn Ridge

Phase 4 Section 1

Development Name: Autumn Ridge

Phase or Section of Construction: Phase 4 Section 1

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

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City of Spring Hill

Planning Commission

DATE: November 22, 2016

REQUEST: Release the existing performance letter of credit and establish as a maintenance letter of credit for Autumn Ridge Phase 4 Section 2

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

OVERVIEW:

- A maintenance bond is currently in place and will stay in effect until September 2017 (3 years from date of binder as dirt backfill was used).
- A performance bond is currently in place.
- Binder was installed in September 2014; final topping was installed in November 2016.
- All certificates of satisfaction have been signed by City staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-134 to release the existing performance letter of credit and establish as a maintenance letter of credit for Autumn Ridge Phase 4 Section 2

**RESOLUTION 16-134 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE EXISTING PERFORMANCE BOND AND TO
ESTABLISH AS A MAINTENANCE BOND FOR
AUTUMN RIDGE PHASE 4 SECTION 2**

WHEREAS, a performance bond is in place guaranteeing the completion of certain improvements for Autumn Ridge Phase 4 Section 2 in the amount of **\$2,420.00**; 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 November 2016 and approved through inspections by the City and therefore a Maintenance Bond letter of credit is required; and

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

WHEREAS, it is the recommendation of the City Engineer that the Letter of Credit in the amount of **\$2,420.00** be reduced to 30% according to Section IV 4.3 Spring Hill Subdivision Regulations, establishing a Maintenance Bond letter of credit in the amount of **\$726.00** for a minimum of twelve (12) months; and

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that the existing bond letter of credit be reduced to establish a Maintenance Bond letter of credit for Autumn Ridge Phase 4 Section 2 in the amount of **\$726.00** is hereby approved.

Passed and adopted this 12th day of December, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

November 17, 2016

Donnie Cameron

Autumn Ridge

Phase 4 Section 2

Development Name: Autumn Ridge

Phase or Section of Construction: Phase 4 Section 2

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

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City of Spring Hill

Planning Commission

DATE: November 22, 2016

REQUEST: Release the existing performance letter of credit and establish as a maintenance letter of credit for Autumn Ridge Phase 5

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

OVERVIEW:

- A maintenance bond is currently in place and will stay in effect until May 2018 (3 years from date of binder as dirt backfill was used).
- A performance bond is currently in place.
- Binder was installed in May 2015; final topping was installed in November 2016.
- All certificates of satisfaction have been signed by City staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-135 to release the existing performance letter of credit and establish as a maintenance letter of credit for Autumn Ridge Phase 5

**RESOLUTION 16-135 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE EXISTING PERFORMANCE BOND AND TO
ESTABLISH AS A MAINTENANCE BOND FOR
AUTUMN RIDGE PHASE 5**

WHEREAS, a performance bond is in place guaranteeing the completion of certain improvements for Autumn Ridge Phase 5 in the amount of **\$49,610.00**; 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 November 2016 and approved through inspections by the City and therefore a Maintenance Bond letter of credit is required; and

WHEREAS, a Maintenance Bond letter of credit is guaranteeing the workmanship and materials of certain improvements for Autumn Ridge Phase 5 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 **\$49,610.00** be reduced to 30% according to Section IV 4.3 Spring Hill Subdivision Regulations, establishing a Maintenance Bond letter of credit in the amount of **\$14,883.00** for a minimum of twelve (12) months; and

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that the existing bond letter of credit be reduced to establish a Maintenance Bond letter of credit for Autumn Ridge Phase 5 in the amount of **\$14,483.00** is hereby approved.

Passed and adopted this 12th day of December, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

November 17, 2016

Donnie Cameron

Autumn Ridge

Phase 5

Development Name: Autumn Ridge

Phase or Section of Construction: Phase 5

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

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City of Spring Hill
Planning Commission

DATE: November 22, 2016

REQUEST: Release the maintenance bond for Wade's Grove Phase 5C

Release the existing performance letter of credit and establish as a maintenance letter of credit for Wade's Grove Phase 5C

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

OVERVIEW:

- A maintenance bond is currently in place.
- A performance bond is currently in place.
- Binder was installed in May 2013; final topping was installed in November 2016.
- All certificates of satisfaction have been signed by City staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-136 to release the maintenance bond for Wade's Grove Phase 5C
- Approve PC Resolution 16-137 to release the existing performance letter of credit and establish as a maintenance letter of credit for Wade's Grove Phase 5C

**RESOLUTION 16-136 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
WADE'S GROVE PHASE 5C**

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 Wade's Grove Phase 5C in the amount of \$105,533.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Wade's Grove Phase 5C in the amount of **\$105,533.00** is hereby approved.

Passed and adopted this 12th day of December, 2016

Paul Downing, Chairman

Dara Sanders, Secretary

**RESOLUTION 16-137 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE EXISTING PERFORMANCE BOND AND
TO ESTABLISH AS A MAINTENANCE BOND FOR
WADE'S GROVE PHASE 5C**

WHEREAS, a performance bond is in place guaranteeing the completion of certain improvements for Wade's Grove Phase 5C in the amount of **\$83,317.25**; 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 November 2016 and approved through inspections by the City and therefore a Maintenance Bond letter of credit is required; and

WHEREAS, a Maintenance Bond letter of credit is guaranteeing the workmanship and materials of certain improvements for Wade's Grove Phase 5C 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 **\$83,317.25** be reduced to 30% according to Section IV 4.3 Spring Hill Subdivision Regulations, establishing a Maintenance Bond letter of credit in the amount of **\$24,995.00** for a minimum of twelve (12) months; and

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that the existing bond letter of credit be reduced to establish a Maintenance Bond letter of credit for Wade's Grove Phase 5C in the amount of **\$24,995.00** is hereby approved.

Passed and adopted this 12th day of December, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

November 17, 2016

John Maher Builders, Inc.

Wade's Grove

Phase 5C

Development Name: Wade's Grove

Phase or Section of Construction: Phase 5C

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

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

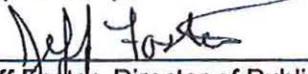
Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

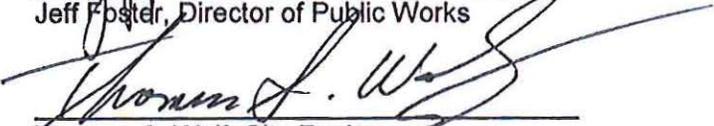
Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.


City of Spring Hill Utility Inspector (signature)

Chris Crumley
Printed name:

Approved By:


Jeff Foster, Director of Public Works


Thomas S. Wolf, City Engineer

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CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (we) hereby certify that I (we or us) the owner (s) of the property shown and described herein as evidenced in Book P3302 Page 325 County Register's Office, and that I (we) hereby object this plan of subdivision with my (our) best consent, including the minimum building restriction lines, and that there is no irrevocable dedication for public ways, utilities, and other facilities have been filed.
 Date: 4-7-13. Owner: John M. Baker, Jr. / John M. Baker, Inc.

CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision plan shown hereon has been found to comply with the City of Spring Hill Subdivision Regulations, 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 County Register.
 Date: 4-7-13. Secretary of Planning Commission

SEEKERS
 1. Seekers was shown on the First Plat of Section 5-A, The Crossing At Waides Grove of Record in Plat Book 741 Page 75 R.R.C. No.
 2. The Seekers was bonded as part of Section 5-A.
 3. All Bonded Seekers are subject to Section 5C.

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 class "B" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.
 Date: 02/13/2013. Registered Land Surveyor

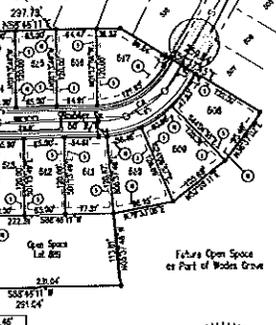
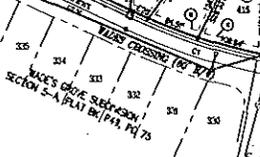
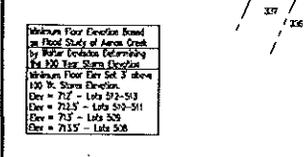
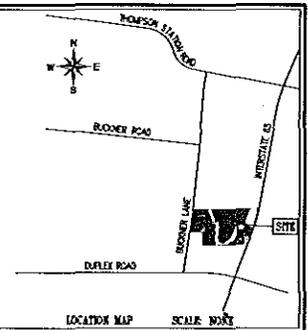
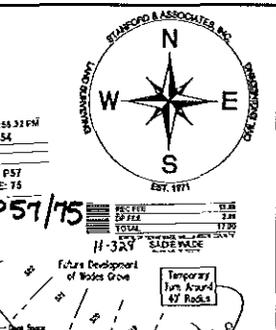
CERTIFICATE OF APPROVAL OF WATER & SEWER SYSTEM
 I hereby certify that the water and sewer systems outlined or indicated on the final plat subdivision plat entitled Waides Grove Section 5C has been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee such installation.
 Date: 4-26-13. Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF PUBLIC WAYS OR RIGHTS
 I hereby certify that all designated public ways on this final subdivision plat have been located in an acceptable manner and according to the specifications of the City of Spring Hill Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the planning commission to guarantee completion of all required improvements in case of default.
 Date: 4-26-13. Agency or Authorized Approving Agent

Minimum Floor Elevation Based on Flood Study of Arroyo Creek
 100 Year Storm Frequency
 Minimum Floor Elev. Set 3' above 100 Year Storm Elevation
 Elev = 712' - Lots 512-518
 Elev = 713' - Lots 519-511
 Elev = 715' - Lots 520
 Elev = 715' - Lots 526

Minimum Lot Size = 2000 sq ft
Minimum Side Setback (Adjacent Lot) = 5 feet
Minimum Spacing Between Structures = 15 feet
Minimum Setback From Street R/W = 20 feet
Minimum Rear Yard = 30 feet

THIS OPEN SPACE AREA IS BOUNDED WITHIN SECTION 5-A AREA = 3.75 ac



SPECIAL NOTES:
 1. The Homeowners Association of Waides Grove Subdivision shall be responsible for the maintenance of Open Space and Amenities in Waides Grove Subdivision.
 2. The Crossing At Waides Grove Subdivision Section 5C is served access by Public Street and Utilities that was installed and bonded as part of Section 5A. Section 5C will be required to install Street Lights and Street Signs in Accordance with the City of Spring Hill Subdivision Regulations.
 3. FLOOD NOTE:
 (1) Section 5C is not located within areas designated as special flood hazard on the latest National Flood Insurance Program Maps available to me as of this date. The Community Panel Number 4751200365, revised 4/21/2008.
 (2) A Flood Study was performed by Water Division for both Arroyo Creek and West Fork of Arroyo Creek. The 100 year flood elevations were determined and has been used to determine minimum floor elevations for Lots in Section 5C as shown hereon.
 4. PURPOSE NOTE: The creation of 30 new single family residential lots is the purpose for this plat.
 5. No Lot shall have driveway access to Waides Crossing or Chapman Crossing.

Lot #	Area (sq ft)	Acres	Street Address
411	1824	0.21	2925 Rubber Court
412	1824	0.21	2926 Rubber Court
413	1824	0.21	2927 Rubber Court
414	1824	0.21	2928 Rubber Court
415	1824	0.21	2929 Rubber Court
416	1824	0.21	2930 Rubber Court
417	1824	0.21	2931 Rubber Court
418	1824	0.21	2932 Rubber Court
419	1824	0.21	2933 Rubber Court
420	1824	0.21	2934 Rubber Court
421	1824	0.21	2935 Rubber Court
422	1824	0.21	2936 Rubber Court
423	1824	0.21	2937 Rubber Court
424	1824	0.21	2938 Rubber Court
425	1824	0.21	2939 Rubber Court
426	1824	0.21	2940 Rubber Court
427	1824	0.21	2941 Rubber Court
428	1824	0.21	2942 Rubber Court
429	1824	0.21	2943 Rubber Court
430	1824	0.21	2944 Rubber Court
431	1824	0.21	2945 Rubber Court
432	1824	0.21	2946 Rubber Court
433	1824	0.21	2947 Rubber Court
434	1824	0.21	2948 Rubber Court
435	1824	0.21	2949 Rubber Court
436	1824	0.21	2950 Rubber Court
437	1824	0.21	2951 Rubber Court
438	1824	0.21	2952 Rubber Court
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476	1824	0.21	2990 Rubber Court
477	1824	0.21	2991 Rubber Court
478	1824	0.21	2992 Rubber Court
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483	1824	0.21	2997 Rubber Court
484	1824	0.21	2998 Rubber Court
485	1824	0.21	2999 Rubber Court
486	1824	0.21	3000 Rubber Court
487	1824	0.21	3001 Rubber Court
488	1824	0.21	3002 Rubber Court
489	1824	0.21	3003 Rubber Court
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627	1824	0.21	3141 Rubber Court
628	1824	0.21	3142 Rubber Court
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654	1824	0.21	3168 Rubber Court
655	1824	0.21	3169 Rubber Court
656	1824	0.21	3170 Rubber Court
657	1824	0.21	3171 Rubber Court
658	1824	0.21	3172 Rubber Court



City of Spring Hill
Planning Commission

DATE: November 22, 2016

REQUEST: Release the existing performance letter of credit and establish as a maintenance letter of credit for Wade's Grove Phase 6, 7 and 8

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

OVERVIEW:

- A maintenance bond is currently in place and will stay in effect until June 2017 (3 years from date of binder as dirt backfill was used).
- A performance bond is currently in place.
- Binder was installed in June 2014; final topping was installed in November 2016.
- All certificates of satisfaction have been signed by City staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-138 to release the existing performance letter of credit and establish as a maintenance letter of credit for Wade's Grove Phase 6, 7 and 8

**RESOLUTION 16-138 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE EXISTING PERFORMANCE BOND AND TO
ESTABLISH AS A MAINTENANCE BOND FOR
WADE'S GROVE PHASE 6, 7 AND 8**

WHEREAS, a performance bond is in place guaranteeing the completion of certain improvements for Wade's Grove Phase 6, 7 and 8 in the amount of **\$101,608.10**; 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 November 2016 and approved through inspections by the City and therefore a Maintenance Bond letter of credit is required; and

WHEREAS, a Maintenance Bond letter of credit is guaranteeing the workmanship and materials of certain improvements for Wade's Grove Phase 6, 7 and 8 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 **\$101,608.10** be reduced to 30% according to Section IV 4.3 Spring Hill Subdivision Regulations, establishing a Maintenance Bond letter of credit in the amount of **\$30,482.00** for a minimum of twelve (12) months; and

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that the existing bond letter of credit be reduced to establish a Maintenance Bond letter of credit for Wade's Grove Phase 6, 7 and 8 in the amount of **\$30,482.00** is hereby approved.

Passed and adopted this 12th day of December, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

November 17, 2016

John Maher Builders, Inc.

Wade's Grove

Phase 6, 7 and 8

Development Name: Wade's Grove

Phase or Section of Construction: Phase 6, 7 and 8

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

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

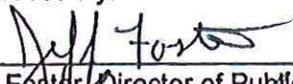
Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

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

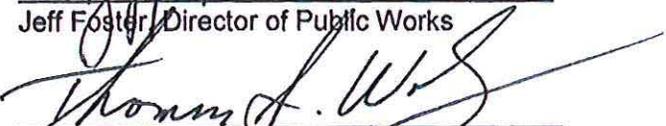


City of Spring Hill Utility Inspector (signature)

Chris Crumley
Printed name:

Approved By:


Jeff Foster, Director of Public Works



Thomas S. Wolf, City Engineer

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

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

CERTIFICATION OF OWNERSHIP AND LOCATION
 I (we) hereby certify that I am (we are) the owner (s) of the property shown and described herein as indicated in Book 3302 Page 520, County Register Office, and that I (we) hereby accept this plan of subdivision with all (any) its covenants, conditions, restrictions, building restrictions, and that others of reasonable description for all public ways, utilities, and other facilities have been filed.
 Date: 5-1-14 Owner: *John & Mary DeWade*

CERTIFICATION OF APPROVAL OF WATER & SEWER SYSTEM
 I hereby certify that the water and sewer systems shown or indicated on the final subdivision plat and/or Water/Grove Subdivision Section 6 has been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.
 Date: *5-1-14* *John & Mary DeWade*
 Registered Land Surveyor

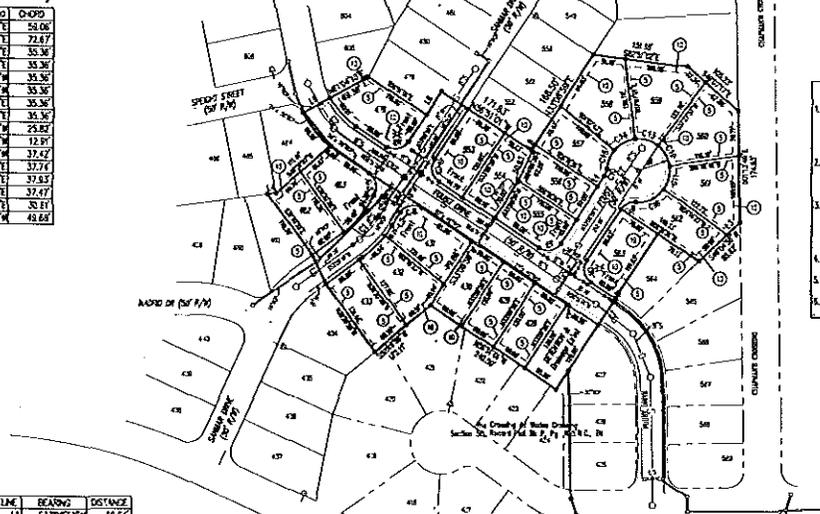
CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision plat shown herein has been found to comply with the City of Spring Hill Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.
 Date: *4/16/14* *John & Mary DeWade*
 Secretary of Planning Commission

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 class "B" (Type Survey) as defined in Title 13, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:15,000.
 Date: *11/17/2013* *John & Mary DeWade*
 Registered Land Surveyor

CERTIFICATE OF APPROVAL OF PUBLIC WAYS OR BOND POSTING
 I hereby certify (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the City of Spring Hill Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the planning commission to guarantee completion of all required improvements in case of default.
 Date: *5-2-14* *John & Mary DeWade*
 Registered Land Surveyor



CURVE	DELTA	RADIUS	APC	TANGENT	CHORD BEARING	CHORD
C1	202°21'	147.29	58.37	33.00	N43°18'15"E	58.06
C2	202°21'	150.00	73.42	37.45	S42°49'57"E	72.47
C3	90°00'00"	25.00	36.27	25.00	S11°51'01"E	35.36
C4	90°00'00"	25.00	36.27	25.00	S77°29'50"E	35.36
C5	90°00'00"	25.00	36.27	25.00	N17°50'14"W	35.36
C6	90°00'00"	25.00	36.27	25.00	S78°08'51"W	35.36
C7	90°00'00"	25.00	36.27	25.00	S78°08'51"W	35.36
C8	90°00'00"	25.00	36.27	25.00	S11°51'01"E	35.36
C9	90°00'00"	25.00	36.27	25.00	S11°51'01"E	35.36
C10	47°12'53"	25.00	37.13	15.06	S61°12'26"E	25.82
C11	27°55'30"	25.00	13.06	8.63	S31°11'11"W	12.91
C12	43°56'44"	50.00	36.35	20.17	S37°47'11"W	37.12
C13	44°29'52"	50.00	36.79	20.35	S37°27'37"E	37.74
C14	44°34'56"	50.00	36.91	20.50	S37°49'37"E	37.83
C15	44°29'52"	50.00	36.79	20.35	N65°27'43"E	37.74
C16	35°36'53"	50.00	31.11	14.06	N21°02'57"E	30.11
C17	59°34'21"	50.00	34.89	24.42	S65°12'43"W	48.68



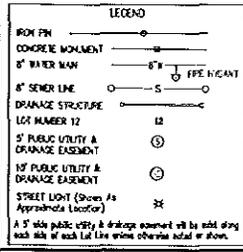
- NOTES:**
- The Homeowners' Association of Wade's Grove Subdivision shall be responsible for the maintenance of Open Space and Amenities in Wade's Grove Subdivision Section 6 including Detention Pond #2, Drainage Easements and/or P/U.
 - The Developer of Wade's Grove Subdivision Section 6 will be required to install Street Lights and Street Signs in Section 6 in accordance with the City of Spring Hill Subdivision Regulations.
 - FLOOD NOTE:** This parcel is not included within areas designated on a special flood hazard map as the latest National Flood Insurance Program Maps available to the public. For Community Flood Number 17632002E dated 07/27/2004.
 - Setback ramps at intersection must be ADA compliant.
 - The purpose of this plat is to create 16 Single Family Residential Lots.
 - Street Signs must meet state requirements.

LOT	AREA	ACRES	ASSUMES
1	7296	0.16	NEW FALST DRIVE
2	7296	0.16	NEW FALST DRIVE
3	7296	0.16	NEW FALST DRIVE
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75	7296	0.16	NEW FALST DRIVE
76	7296	0.16	NEW FALST DRIVE
77	7296	0.16	NEW FALST DRIVE
78	7296	0.16	NEW FALST DRIVE
79	7296	0.16	NEW FALST DRIVE
80	7296	0.16	NEW FALST DRIVE
81	7296	0.16	NEW FALST DRIVE
82	7296	0.16	NEW FALST DRIVE
83	7296	0.16	NEW FALST DRIVE
84	7296	0.16	NEW FALST DRIVE
85	7296	0.16	NEW FALST DRIVE
86	7296	0.16	NEW FALST DRIVE
87	7296	0.16	NEW FALST DRIVE
88	7296	0.16	NEW FALST DRIVE
89	7296	0.16	NEW FALST DRIVE
90	7296	0.16	NEW FALST DRIVE
91	7296	0.16	NEW FALST DRIVE
92	7296	0.16	NEW FALST DRIVE
93	7296	0.16	NEW FALST DRIVE
94	7296	0.16	NEW FALST DRIVE
95	7296	0.16	NEW FALST DRIVE
96	7296	0.16	NEW FALST DRIVE
97	7296	0.16	NEW FALST DRIVE
98	7296	0.16	NEW FALST DRIVE
99	7296	0.16	NEW FALST DRIVE
100	7296	0.16	NEW FALST DRIVE

LINE	BEARING	DISTANCE
L1	S37°08'51"W	19.64
L2	N33°05'57"E	24.38
L3	S44°12'56"W	28.83
L4	S82°12'47"W	14.17
L5	S26°12'47"E	50.82
L6	S37°08'51"W	44.14
L7	N33°05'57"E	29.63
L8	S24°05'37"W	11.83
L9	S47°05'54"W	50.00

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 PLAT BOOK: P59
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BUILDING SETBACK REQUIREMENTS
 Minimum Lot Size = 7,000 sq ft
 Minimum Side Setback (Adjacent Lot) = 5 feet
 Minimum Spacing Between Structures = 15 feet
 Minimum Setback From Street P/W = 20 feet
 Minimum Rear Yard = 20 feet

CERTIFICATE OF APPROVAL OF SUBDIVISION NAMES AND STREET NAMES
 SUBDIVISION AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY COMMISSION.
 Date: *5-1-14*
 Williamson County Emergency Commission

NOTES:
 1. FIVE FOOT HIGH (5') CONCRETE KERBS SHALL BE INSTALLED ON EACH STREET.
 2. THE KERBS SHALL BE INSTALLED 3' IN FRONT OF THE 5' W/7' STREETS.



Wade's Grove
 CITY OF SPRING HILL MUNICIPAL PLANNING COMMISSION
 STATE OF TENNESSEE, WILLIAMSON COUNTY
 FINAL PLAT OF SECTION 6

TOTAL ACRES = 5.41 ac	NEW BUILDING LOTS = 20
MILES NEW ROADS = 0.20	ACRES NEW ROADS = 1.19

OWNER/DEVELOPER: John Mohr Builders, Inc.
 P.O. Box 30717
 Franklin, TN 37024-1717
 Ph: 615-332-1991

SURVEYOR: Richard A. Jones, Inc.
 410 Melrose Ave
 Spring Hill, TN 37174
 Ph: 615-436-2441

DATE: 11/29/2013 SCALE: 1" = 100' CLOSURE: 1/16" 200
 PROPERTY MAP 144, PARCEL 21 REEL BK 1402, PG 525

GRAPHIC SCALE 1" = 100'
 0 100 200 300

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner (s) of the property shown and described herein as indicated in Book 3322 Page 526, County Property Office, and that I (we) hereby adopt this plan of subdivision with my (our) like consent, establish the minimum building setback lines, and foot cures of front-yard dedication for all public ways, streets, and other facilities hereon laid out.

Date: 5-15-14

CERTIFICATE OF APPROVAL OF WATER & SEWER SYSTEM

I hereby certify that the Water and Sewer system indicated on the Final Subdivision plat attached Waide Grove Subdivision Section 7 has been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date: 5-15-14

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown herein has been found to comply with the City of Spring Hill Subdivision Regulations, 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 County Register.

Date: 5/16/14

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 herein that this is a class "B" Land Survey as defined in Title 13, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

Date: 11/11/2013

CERTIFICATE OF APPROVAL OF PUBLIC WAYS OR BOND POSTING

I hereby certify (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the City of Spring Hill Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the planning commission to guarantee completion of all required improvements in case of default.

Date: 5-16-14

DEMPFORD & ASSOCIATES, INC.
 PLANNING DIVISION
 1401 171ST
 EST. 1971

LOCATION MAP

NOTES:

- The Homeowners' Association of Waide Grove Subdivision shall be responsible for the maintenance of Open Space and Amenities in Waide Grove Subdivision Section 7.
- The Developer of Waide Grove Subdivision Section 7 will be required to install Street Lights and Street Signs in Section 7 in accordance with the City of Spring Hill Subdivision Regulations.
- FLOOD NOTE:** This parcel is not included within areas designated on a special flood hazard area on the latest National Flood Insurance Program Maps available to me as of this date. The Community Flood Number 4716700MSF dated 08/29/2008.
- Sidewalk ramps at intersections must be ADA compliant.
- The purpose of this plat is to create 23 Single Family Residential Lots.
- Street Signs must meet state requirements.

PLAT BOOK: P59
PAGE: 122

PREPARED BY: DEMPFORD & ASSOCIATES, INC.
DATE: 5/16/14

SEAL OF THE CITY OF SPRING HILL
 11/07/2013
 CURRENT ZONING: R-2 (FUD)

CITY OF SPRING HILL MUNICIPAL PLANNING COMMISSION
 STATE OF TENNESSEE, WILLIAMSON COUNTY
FINAL PLAT OF SECTION 7

WADE'S GROVE

TOTAL ACRES = 2.31 ac	NEW BUILDING LOTS = 23
MILES NEW ROADS = 0.17	ACRES NEW ROADS = 1.035

OWNER/DEVELOPER: Alan Wade Builders, Inc. P.O. Box 361727 Franklin, TN 37068-1727 Ph: 615-302-1943	CITY REGISTER: CITY REGISTER 423 Millersburg Ave Spring Hill, TN 37174 Ph: 615-438-2441
-----------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------

DATE: 11/27/2013 SCALE: 1" = 100' (SHEET: 1/24,300)
 PART OF PROPERTY MAP #44, PARCEL 21 DEED BK 4333, PG 525

GRAPHIC SCALE 1" = 100'

LEGEND

- IRON PIN
- CONCRETE MONUMENT
- 8" BAYEX MAN
- 3" SEWER LINE
- DRAINAGE STRUCTURE
- 10' BUFFER 12'
- 10' PUBLIC UTILITY & DRAINAGE EASEMENT
- 15' PUBLIC UTILITY & DRAINAGE EASEMENT
- 20' PUBLIC UTILITY & DRAINAGE EASEMENT

A 3' wide public utility & drainage easement will be added along each side of each Lot Line unless otherwise noted or shown.

BUILDING SETBACK REQUIREMENTS

Minimum Lot Size	= 7,000 sq ft
Minimum Side Setback (Adjacent Lot)	= 5 feet
Minimum Spacing Between Structures	= 15 feet
Minimum Setback From Street R/W	= 20 feet
Minimum Rear Yard	= 20 feet

CERTIFICATE OF APPROVAL OF SUBDIVISION NAMES AND STREET NAMES

SUBDIVISION AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY COMMUNICATIONS.

DATE: 5/16/14

SOFTWALES

- FIVE FOOT WIDE (5') CONCRETE SOFTWALES SHALL BE INSTALLED ON EACH STREET.
- THE SOFTWALES WILL BE LOCATED 3' EACH OF CURB OF THE 6' R/W STRIPS.

LINE BEARING DISTANCE

L1	S89°27'36"W	24.85
L2	S89°27'36"W	23.71
L3	N0°13'53"W	50.82
L4	N0°47'54"W	52.02
L5	N0°27'06"W	50.37
L6	S33°08'59"W	44.14
L7	S44°02'30"W	11.83
L8	S34°42'22"W	23.19
L9	S33°08'59"W	25.47
L10	S33°08'59"W	5.54
L11	N33°08'59"W	6.54
L12	N34°10'11"W	50.07

TABLE OF CURVES

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	67°02'05"	222.66	194.72	68.47	N71°20'05"W	96.67
C2	87°45'27"	25.00	34.08	23.84	N68°02'13"E	34.50
C3	90°00'00"	25.00	36.37	25.00	S27°00'00"E	36.37
C4	92°22'37"	25.00	43.25	26.06	S21°17'17"E	36.08
C5	25°02'29"	222.64	66.56	45.00	S78°17'17"E	87.86
C6	29°16'30"	158.43	81.67	41.47	S37°08'32"E	80.29
C7	29°22'41"	167.29	53.37	30.00	N43°17'22"E	58.06
C8	37°24'45"	128.00	128.26	68.45	S41°02'14"W	120.08
C9	19°18'48"	523.00	33.65	18.92	N72°04'16"E	33.18
C10	25°06'22"	25.00	33.22	18.50	S76°16'17"W	33.83
C11	19°18'48"	151.00	50.17	25.48	N72°04'05"E	25.12

CERTIFICATION OF OWNERSHIP AND DEDICATION
 I (we) hereby certify that I am (we are) the owner (s) of the property shown and described herein as indicated in Book 3302 Page 32A, County Register's Office, and that I (we) hereby accept the plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that other of irrevocable dedication for all public ways, utilities, and other facilities have been filed.
 Date: 6-28-14
 John M. McRae, Jr.

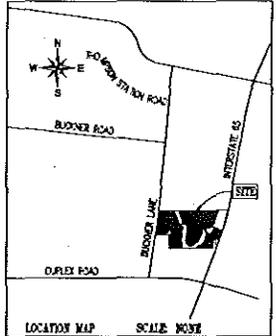
CERTIFICATION OF APPROVAL OF WATER & SEWER SYSTEM
 I hereby certify that the Water and Sewer systems outlined or indicated on the Final Subdivision Plot and/or Water/Grove Subdivision Section 8 has been installed in accordance with current local and state government requirements, or a sufficient bond or other auality has been filed to guarantee said installation.
 Date: 6-23-14
 Name, Title, Agency or Authorized Approving Agent: *[Signature]*
 Secretary of Planning Commission

CERTIFICATION OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision plot shown herein has been found to comply with the City of Spring Hill Subdivision Regulations, 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 County Register.
 Date: 6/23/14
 Secretary of Planning Commission

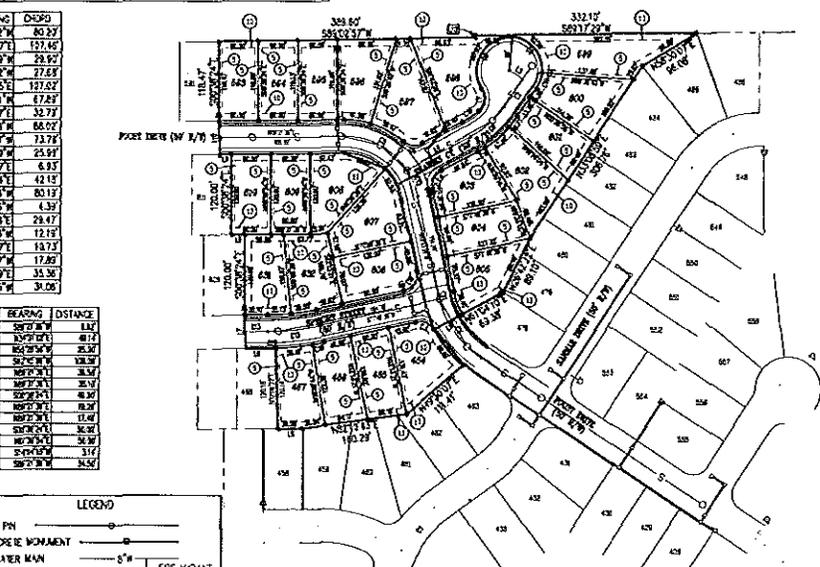
CERTIFICATE OF SURVEY ACCURACY
 I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown herein. That this is a class "B" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.
 Date: 11/20/13
 Registered Land Surveyor: *[Signature]* #52
 Number: 6-23-14

CERTIFICATE OF APPROVAL OF PUBLIC WAYS OR BOND POSTING
 I hereby certify (1) that all designated public ways on this final subdivision plot have been installed in an acceptable manner and according to the specifications of the City of Spring Hill Subdivision Regulations, or (2) that a performance bond or other auality has been posted with the planning commission to guarantee completion of all required improvements in case of default.
 Date: 6-23-14
 Name, Title, Agency or Authorized Approving Agent: *[Signature]*

P60/12

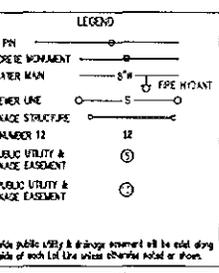


CURVE	BEI TA	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C01	215.630	159.63	81.67	41.43	S36°56'22"W	80.23
C02	415.645	150.00	108.90	87.50	S33°54'37"E	127.46
C03	732.244	28.00	32.05	18.88	N45°29'29"W	29.92
C04	871.336	28.00	29.33	16.83	N33°38'12"W	27.68
C05	2674.818	112.50	111.24	60.83	S67°14'15"E	127.62
C06	2933.206	138.17	84.60	35.50	S48°36'14"E	87.89
C07	4152.011	28.00	33.76	21.71	N66°58'37"E	32.73
C08	1231.222	50.00	157.62	82.71	S27°47'48"E	68.02
C09	5420.045	50.00	82.89	54.86	N43°29'37"W	73.78
C10	3027.043	50.00	28.29	13.86	S19°27'19"W	24.91
C11	2365.52	150.00	8.83	3.17	S19°32'47"E	6.93
C12	2136.45	112.50	42.44	27.47	S23°01'49"E	42.15
C13	1119.711	284.39	61.33	42.35	S83°30'49"W	80.19
C14	1843.52	117.50	4.39	2.25	N33°08'18"E	4.39
C15	1843.52	114.17	28.25	14.86	N55°27'04"E	28.47
C16	4751.4	114.17	12.19	6.19	S67°37'23"W	12.19
C17	1272.58	418.39	10.73	5.37	N65°23'37"E	10.73
C18	228.28	418.39	17.89	8.95	S78°29'57"W	17.89
C19	8200.00	28.00	32.27	20.39	N33°48'39"E	38.38
C20	2618.11	28.00	33.21	19.87	S24°22'55"W	30.06



- NOTES:**
- The Homeowners' Association of Wade's Grove Subdivision shall be responsible for the maintenance of Open Space and Amenities in Wade's Grove Subdivision Sections 8 including Detention Ponds.
 - The Developer of Wade's Grove Subdivision Sections 8 will be required to install Street Lights and Street Signs in Sections 8 & 8-B in accordance with the City of Spring Hill Subdivision Regulations.
 - FLOOD NOTE:** 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 as of this date. Per Community Flood Number 4747020657 dated 08/28/2008.
 - Setback ranges at intersection must be ADA compliant.
 - The purpose of this plot is to create 24 Single Family Residential Lots.
 - Street Signs must meet new State requirements.

LINE	BEARING	DISTANCE	REMARKS
L01	S87°0'0"W	181.0	181.0
L02	S87°0'0"W	47.7	47.7
L03	N89°59'59"W	20.50	20.50
L04	S2°0'0"W	138.50	138.50
L05	N89°59'59"W	36.50	36.50
L06	N89°59'59"W	36.50	36.50
L07	S87°0'0"W	49.20	49.20
L08	N89°59'59"W	18.20	18.20
L09	N89°59'59"W	11.40	11.40
L10	N89°59'59"W	11.40	11.40
L11	N89°59'59"W	30.50	30.50
L12	N89°59'59"W	30.50	30.50
L13	N89°59'59"W	30.50	30.50
L14	S87°0'0"W	31.6	31.6
L15	S87°0'0"W	34.50	34.50



LOT	AREA (SQ)	Acres	ADJACENT
404	848	0.19	3062 EAST DRIVE
405	7747	0.17	3029 EAST DRIVE
406	7540	0.17	3028 EAST DRIVE
407	7119	0.16	3018 EAST DRIVE
408	7118	0.16	3045 EAST DRIVE
409	7117	0.16	3047 EAST DRIVE
410	7117	0.16	3048 EAST DRIVE
411	7117	0.16	3049 EAST DRIVE
412	854	0.19	3051 EAST DRIVE
413	1547	0.35	3053 EAST DRIVE
414	1593	0.36	3055 SEALES COURT
415	1292	0.29	3058 SEALES COURT
416	84	0.20	3058 SEALES COURT
417	1174	0.26	3064 SEALES COURT
418	898	0.20	3064 SEALES COURT
419	7917	0.18	3068 EAST DRIVE
420	7917	0.17	3071 SEALES COURT
421	7917	0.17	3072 SEALES COURT
422	7917	0.17	3073 SEALES COURT
423	7917	0.17	3074 SEALES COURT
424	7917	0.17	3075 SEALES COURT
425	7917	0.17	3076 SEALES COURT
426	7917	0.17	3077 SEALES COURT
427	7917	0.17	3078 SEALES COURT
428	7917	0.17	3079 SEALES COURT
429	7917	0.17	3080 SEALES COURT
430	7917	0.17	3081 SEALES COURT
431	7917	0.17	3082 SEALES COURT
432	7917	0.17	3083 SEALES COURT
433	7917	0.17	3084 SEALES COURT
434	7917	0.17	3085 SEALES COURT
435	7917	0.17	3086 SEALES COURT
436	7917	0.17	3087 SEALES COURT
437	7917	0.17	3088 SEALES COURT
438	7917	0.17	3089 SEALES COURT
439	7917	0.17	3090 SEALES COURT
440	7917	0.17	3091 SEALES COURT
441	7917	0.17	3092 SEALES COURT
442	7917	0.17	3093 SEALES COURT
443	7917	0.17	3094 SEALES COURT
444	7917	0.17	3095 SEALES COURT
445	7917	0.17	3096 SEALES COURT
446	7917	0.17	3097 SEALES COURT
447	7917	0.17	3098 SEALES COURT
448	7917	0.17	3099 SEALES COURT
449	7917	0.17	3100 SEALES COURT
450	7917	0.17	3101 SEALES COURT
451	7917	0.17	3102 SEALES COURT
452	7917	0.17	3103 SEALES COURT
453	7917	0.17	3104 SEALES COURT
454	7917	0.17	3105 SEALES COURT
455	7917	0.17	3106 SEALES COURT
456	7917	0.17	3107 SEALES COURT
457	7917	0.17	3108 SEALES COURT
458	7917	0.17	3109 SEALES COURT
459	7917	0.17	3110 SEALES COURT
460	7917	0.17	3111 SEALES COURT
461	7917	0.17	3112 SEALES COURT
462	7917	0.17	3113 SEALES COURT
463	7917	0.17	3114 SEALES COURT
464	7917	0.17	3115 SEALES COURT
465	7917	0.17	3116 SEALES COURT
466	7917	0.17	3117 SEALES COURT
467	7917	0.17	3118 SEALES COURT
468	7917	0.17	3119 SEALES COURT
469	7917	0.17	3120 SEALES COURT
470	7917	0.17	3121 SEALES COURT
471	7917	0.17	3122 SEALES COURT
472	7917	0.17	3123 SEALES COURT
473	7917	0.17	3124 SEALES COURT
474	7917	0.17	3125 SEALES COURT
475	7917	0.17	3126 SEALES COURT
476	7917	0.17	3127 SEALES COURT
477	7917	0.17	3128 SEALES COURT
478	7917	0.17	3129 SEALES COURT
479	7917	0.17	3130 SEALES COURT
480	7917	0.17	3131 SEALES COURT
481	7917	0.17	3132 SEALES COURT
482	7917	0.17	3133 SEALES COURT
483	7917	0.17	3134 SEALES COURT
484	7917	0.17	3135 SEALES COURT
485	7917	0.17	3136 SEALES COURT
486	7917	0.17	3137 SEALES COURT
487	7917	0.17	3138 SEALES COURT
488	7917	0.17	3139 SEALES COURT
489	7917	0.17	3140 SEALES COURT
490	7917	0.17	3141 SEALES COURT
491	7917	0.17	3142 SEALES COURT
492	7917	0.17	3143 SEALES COURT
493	7917	0.17	3144 SEALES COURT
494	7917	0.17	3145 SEALES COURT
495	7917	0.17	3146 SEALES COURT
496	7917	0.17	3147 SEALES COURT
497	7917	0.17	3148 SEALES COURT
498	7917	0.17	3149 SEALES COURT
499	7917	0.17	3150 SEALES COURT
500	7917	0.17	3151 SEALES COURT
501	7917	0.17	3152 SEALES COURT
502	7917	0.17	3153 SEALES COURT
503	7917	0.17	3154 SEALES COURT
504	7917	0.17	3155 SEALES COURT
505	7917	0.17	3156 SEALES COURT
506	7917	0.17	3157 SEALES COURT
507	7917	0.17	3158 SEALES COURT
508	7917	0.17	3159 SEALES COURT
509	7917	0.17	3160 SEALES COURT
510	7917	0.17	3161 SEALES COURT
511	7917	0.17	3162 SEALES COURT
512	7917	0.17	3163 SEALES COURT
513	7917	0.17	3164 SEALES COURT
514	7917	0.17	3165 SEALES COURT
515	7917	0.17	3166 SEALES COURT
516	7917	0.17	3167 SEALES COURT
517	7917	0.17	3168 SEALES COURT
518	7917	0.17	3169 SEALES COURT
519	7917	0.17	3170 SEALES COURT
520	7917	0.17	3171 SEALES COURT
521	7917	0.17	3172 SEALES COURT
522	7917	0.17	3173 SEALES COURT
523	7917	0.17	3174 SEALES COURT
524	7917	0.17	3175 SEALES COURT
525	7917	0.17	3176 SEALES COURT
526	7917	0.17	3177 SEALES COURT
527	7917	0.17	3178 SEALES COURT
528	7917	0.17	3179 SEALES COURT
529	7917	0.17	3180 SEALES COURT
530	7917	0.17	3181 SEALES COURT
531	7917	0.17	3182 SEALES COURT
532	7917	0.17	3183 SEALES COURT
533	7917	0.17	3184 SEALES COURT
534	7917	0.17	3185 SEALES COURT
535	7917	0.17	3186 SEALES COURT
536	7917	0.17	3187 SEALES COURT
537	7917	0.17	3188 SEALES COURT
538	7917	0.17	3189 SEALES COURT
539	7917	0.17	3190 SEALES COURT
540	7917	0.17	3191 SEALES COURT
541	7917	0.17	3192 SEALES COURT
542	7917	0.17	3193 SEALES COURT
543	7917	0.17	3194 SEALES COURT
544	7917	0.17	3195 SEALES COURT
545	7917	0.17	3196 SEALES COURT
546	7917	0.17	3197 SEALES COURT
547	7917	0.17	3198 SEALES COURT
548	7917	0.17	3199 SEALES COURT
549	7917	0.17	3200 SEALES COURT
550	7917	0.17	3201 SEALES COURT
551	7917	0.17	3202 SEALES COURT
552	7917	0.17	3203 SEALES COURT
553	7917	0.17	3204 SEALES COURT
554	7917	0.17	3205 SEALES COURT
555	7917	0.17	3206 SEALES COURT
556	7917	0.17	3207 SEALES COURT
557	7917	0.17	3208 SEALES COURT
558	7917	0.17	3209 SEALES COURT
559	7917	0.17	3210 SEALES COURT
560	7917	0.17	3211 SEALES COURT
561	7917	0.17	3212 SEALES COURT
562	7917	0.17	3213 SEALES COURT
563	7917	0.17	3214 SEALES COURT
564	7917	0.17	3215 SEALES COURT
565	7917	0.17	3216 SEALES COURT
566	7917	0.17	3217 SEALES COURT
567	7917	0.17	3218 SEALES COURT
568	7917	0.17	3219 SEALES COURT
569	7917	0.17	3220 SEALES COURT
570	7917	0.17	3221 SEALES COURT
571	7917	0.17	3222 SEALES COURT
572	7917	0.17	3223 SEALES COURT
573	7917	0.17	3224 SEALES COURT
574	7917	0.17	3225 SEALES COURT
575	7917	0.17	3226 SEALES COURT
576	7917	0.17	3227 SEALES COURT
577	7917	0.17	3228 SEALES COURT
578	7917	0.17	3229 SEALES COURT
579	7917	0.17	3230 SEALES COURT
580	7917	0.17	3231 SEALES COURT
581	7917	0.17	3232 SEALES COURT
582	7917	0.17	3233 SEALES COURT
583	7917	0.17	3234 SEALES COURT
584	7917	0.17	3235 SEALES COURT
585	7917	0.17	3236 SEALES COURT
586	7917	0.17	3237 SEALES COURT
587	7917	0.17	3238 SEALES COURT
588	7917	0.17	3239 SEALES COURT
589	7917	0.17	3240 SEALES COURT
590	7917	0.17	3241 SEALES COURT
591	7917	0.17	3242 SEALES COURT
592	7917	0.17	3243 SEALES COURT
593	7917	0.17	3244 SEALES COURT
594	7917	0.17	3245 SEALES COURT
595	7917	0.17	3246 SEALES COURT
596	7917	0.17	3247 SEALES COURT
597	7917	0.17	3248 SEALES COURT
598			



City of Spring Hill
Planning Commission

DATE: November 22, 2016

REQUEST: Release the existing performance letter of credit and establish as a maintenance letter of credit for Wade's Grove Phase 9, 10 and 11

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

OVERVIEW:

- A maintenance bond is currently in place and will stay in effect until August 2018 (3 years from date of binder as dirt backfill was used).
- A performance bond is currently in place.
- Binder was installed in August 2015; final topping was installed in November 2016.
- All certificates of satisfaction have been signed by City staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-139 to release the existing performance letter of credit and establish as a maintenance letter of credit for Wade's Grove Phase 9, 10 and 11

**RESOLUTION 16-139 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE EXISTING PERFORMANCE BOND AND TO
ESTABLISH AS A MAINTENANCE BOND FOR
WADE'S GROVE PHASE 9, 10 AND 11**

WHEREAS, a performance bond is in place guaranteeing the completion of certain improvements for Wade's Grove Phase 9, 10 and 11 in the amount of **\$62,551.95**; 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 November 2016 and approved through inspections by the City and therefore a Maintenance Bond letter of credit is required; and

WHEREAS, a Maintenance Bond letter of credit is guaranteeing the workmanship and materials of certain improvements for Wade's Grove Phase 9, 10 and 11 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 **\$62,551.95** be reduced to 30% according to Section IV 4.3 Spring Hill Subdivision Regulations, establishing a Maintenance Bond letter of credit in the amount of **\$18,765.00** for a minimum of twelve (12) months; and

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that the existing bond letter of credit be reduced to establish a Maintenance Bond letter of credit for Wade's Grove Phase 9, 10 and 11 in the amount of **\$18,765.00** is hereby approved.

Passed and adopted this 12th day of December, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

November 17, 2016

John Maher Builders, Inc.

Wade's Grove

Phase 9, 10 and 11

Development Name: Wade's Grove

Phase or Section of Construction: Phase 9, 10 and 11

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

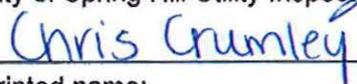
I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

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.

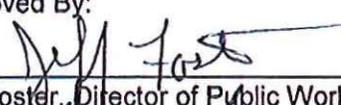


City of Spring Hill Utility Inspector (signature)

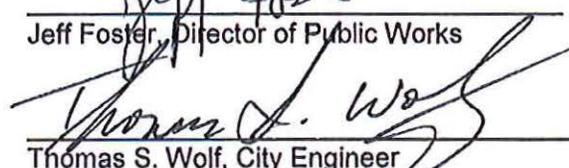


Printed name:

Approved By:



Jeff Foster, Director of Public Works



Thomas S. Wolf, City Engineer

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

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



City of Spring Hill

Planning Commission

DATE: November 22, 2016

REQUEST: Release the existing performance letter of credit and establish as a maintenance letter of credit for Benevento East Phase 2 Section 2

SUBMITTED BY: Thomas S. Wolf, City Engineer

OVERVIEW:

- A performance bond is currently in place.
- Binder was installed in September 2013; final topping was installed in November 2016.
- All certificates of satisfaction have been signed by City staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-140 to release the existing performance letter of credit and establish as a maintenance letter of credit for Benevento East Phase 2 Section 2

**RESOLUTION 16-140 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE EXISTING PERFORMANCE BOND AND TO
ESTABLISH AS A MAINTENANCE BOND FOR
BENEVENTO EAST PHASE 2 SECTION 2**

WHEREAS, a performance bond is in place guaranteeing the completion of certain improvements for Benevento East Phase 2 Section 2 in the amount of \$17,600.00; 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 November 2016 and approved through inspections by the City and therefore a Maintenance Bond letter of credit is required; and

WHEREAS, a Maintenance Bond letter of credit is guaranteeing the workmanship and materials of certain improvements for Benevento East Phase 2 Section 2 and the repair of such should damage occur during covered period; and

WHEREAS, it is the recommendation of the City Engineer that the Letter of Credit in the amount of \$17,600.00 be reduced to 30% according to Section IV 4.3 Spring Hill Subdivision Regulations, establishing a Maintenance Bond letter of credit in the amount of \$5,280.00 for a minimum of twelve (12) months; and

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that the existing bond letter of credit be reduced to establish a Maintenance Bond letter of credit for Benevento East Phase 2 Section 2 in the amount of \$5,280.00 is hereby approved.

Passed and adopted this 12th day of December, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

November 17, 2016

Daryl McCubbin

Benevento East

Phase 2 Section 2

Development Name: Benevento East

Phase or Section of Construction: Phase 2 Section 2

Public Improvements: Sidewalks 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:

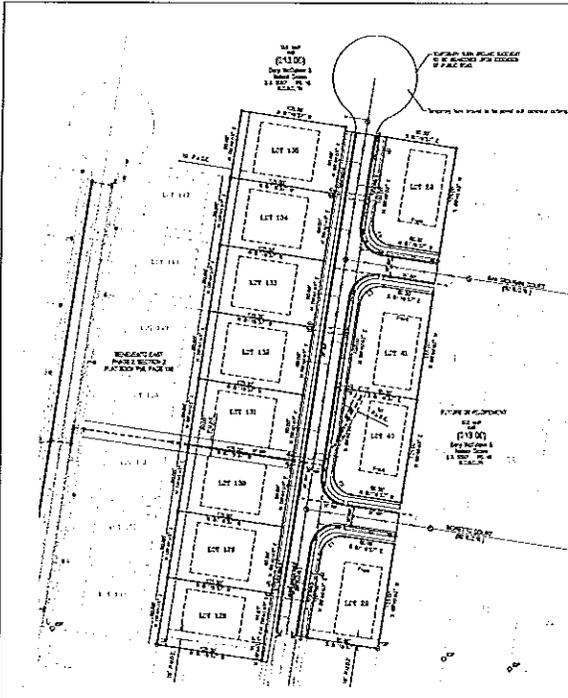
Approved By:

Jeff Foster
Jeff Foster, Director of Public Works

Thomas S. Wolf
Thomas S. Wolf, City Engineer

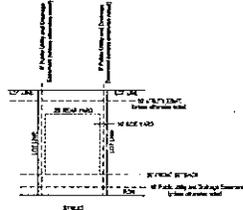
199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174

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

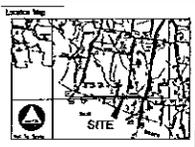
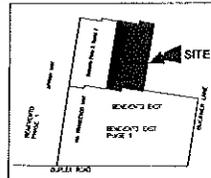


LOT NUMBER	FRONT YTD	WIDTH	DEPTH	TOTAL AREA
126	100.00	100.00	100.00	10000.00
127	100.00	100.00	100.00	10000.00
128	100.00	100.00	100.00	10000.00
129	100.00	100.00	100.00	10000.00
130	100.00	100.00	100.00	10000.00
131	100.00	100.00	100.00	10000.00
132	100.00	100.00	100.00	10000.00
133	100.00	100.00	100.00	10000.00
134	100.00	100.00	100.00	10000.00
135	100.00	100.00	100.00	10000.00
136	100.00	100.00	100.00	10000.00
137	100.00	100.00	100.00	10000.00
138	100.00	100.00	100.00	10000.00

LOT NUMBER	FRONT YTD	WIDTH	DEPTH	TOTAL AREA
126	100.00	100.00	100.00	10000.00
127	100.00	100.00	100.00	10000.00
128	100.00	100.00	100.00	10000.00
129	100.00	100.00	100.00	10000.00
130	100.00	100.00	100.00	10000.00
131	100.00	100.00	100.00	10000.00
132	100.00	100.00	100.00	10000.00
133	100.00	100.00	100.00	10000.00
134	100.00	100.00	100.00	10000.00
135	100.00	100.00	100.00	10000.00
136	100.00	100.00	100.00	10000.00
137	100.00	100.00	100.00	10000.00
138	100.00	100.00	100.00	10000.00



BENEVENTO EAST
TYPICAL LOT LAYOUT



STATEMENT OF COMPLETION AND RESOLUTION
I, the undersigned, being duly qualified to practice as a Surveyor in the State of Tennessee, do hereby certify that the foregoing plat is a true and correct copy of the original as shown to me by the applicant and that the same is in accordance with the laws of the State of Tennessee and the rules and regulations of the Board of Surveyors of the State of Tennessee.

STATEMENT OF APPROVAL OF PUBLIC SAFETY FOR ROAD FRONTAGE
I, the undersigned, being duly qualified to practice as a Surveyor in the State of Tennessee, do hereby certify that the foregoing plat is in accordance with the laws of the State of Tennessee and the rules and regulations of the Board of Surveyors of the State of Tennessee.

STATEMENT OF APPROVAL OF PUBLIC SAFETY FOR ROAD FRONTAGE
I, the undersigned, being duly qualified to practice as a Surveyor in the State of Tennessee, do hereby certify that the foregoing plat is in accordance with the laws of the State of Tennessee and the rules and regulations of the Board of Surveyors of the State of Tennessee.



SECTION - 126.000
PLAT BOOK, P.M.
PAGE 19
P58/59

OWNER INFORMATION
DAVE BLOOMER
800 WALDEN DRIVE
FRANKLIN, TN 37064
615-582-1121

DEVELOPMENT FAMILY
Single-Family Residential
Minimum Lot Area: 10,000 sq. ft.
Minimum Front Yard Setback: 10 ft.
Minimum Side Yard Setback: 5 ft.
Minimum Rear Yard Setback: 10 ft.
Maximum Building Height: 35 ft.
Maximum Floor Area Ratio: 0.35

OPEN SPACE NOTE
ALL OPEN SPACE MUST BE MAINTAINED FOR THE
ENTIRE DURATION OF THE PROJECT FOR THE PURPOSES OF
MAINTAINING ALL CURRENT OPEN SPACE AND SERVICES
INCLUDING THE DETENTION BASIN SHOWN ON THIS PLAN.

Purpose:
The purpose of this plat is to create 12 individual
single family home lots.

NO.	DESCRIPTION	DATE	BY
1	PREPARED FOR THE CLIENT	11/15/2023	J. O'LEARY
2	REVISIONS	11/15/2023	J. O'LEARY
3	REVISIONS	11/15/2023	J. O'LEARY
4	REVISIONS	11/15/2023	J. O'LEARY
5	REVISIONS	11/15/2023	J. O'LEARY
6	REVISIONS	11/15/2023	J. O'LEARY
7	REVISIONS	11/15/2023	J. O'LEARY
8	REVISIONS	11/15/2023	J. O'LEARY
9	REVISIONS	11/15/2023	J. O'LEARY
10	REVISIONS	11/15/2023	J. O'LEARY
11	REVISIONS	11/15/2023	J. O'LEARY
12	REVISIONS	11/15/2023	J. O'LEARY
13	REVISIONS	11/15/2023	J. O'LEARY
14	REVISIONS	11/15/2023	J. O'LEARY
15	REVISIONS	11/15/2023	J. O'LEARY
16	REVISIONS	11/15/2023	J. O'LEARY
17	REVISIONS	11/15/2023	J. O'LEARY
18	REVISIONS	11/15/2023	J. O'LEARY
19	REVISIONS	11/15/2023	J. O'LEARY
20	REVISIONS	11/15/2023	J. O'LEARY
21	REVISIONS	11/15/2023	J. O'LEARY
22	REVISIONS	11/15/2023	J. O'LEARY
23	REVISIONS	11/15/2023	J. O'LEARY
24	REVISIONS	11/15/2023	J. O'LEARY
25	REVISIONS	11/15/2023	J. O'LEARY
26	REVISIONS	11/15/2023	J. O'LEARY
27	REVISIONS	11/15/2023	J. O'LEARY
28	REVISIONS	11/15/2023	J. O'LEARY
29	REVISIONS	11/15/2023	J. O'LEARY
30	REVISIONS	11/15/2023	J. O'LEARY
31	REVISIONS	11/15/2023	J. O'LEARY
32	REVISIONS	11/15/2023	J. O'LEARY
33	REVISIONS	11/15/2023	J. O'LEARY
34	REVISIONS	11/15/2023	J. O'LEARY
35	REVISIONS	11/15/2023	J. O'LEARY
36	REVISIONS	11/15/2023	J. O'LEARY
37	REVISIONS	11/15/2023	J. O'LEARY
38	REVISIONS	11/15/2023	J. O'LEARY
39	REVISIONS	11/15/2023	J. O'LEARY
40	REVISIONS	11/15/2023	J. O'LEARY
41	REVISIONS	11/15/2023	J. O'LEARY
42	REVISIONS	11/15/2023	J. O'LEARY
43	REVISIONS	11/15/2023	J. O'LEARY
44	REVISIONS	11/15/2023	J. O'LEARY
45	REVISIONS	11/15/2023	J. O'LEARY
46	REVISIONS	11/15/2023	J. O'LEARY
47	REVISIONS	11/15/2023	J. O'LEARY
48	REVISIONS	11/15/2023	J. O'LEARY
49	REVISIONS	11/15/2023	J. O'LEARY
50	REVISIONS	11/15/2023	J. O'LEARY

BENEVENTO EAST
PHASE 2, SECTION 7
WILLIAMSON COUNTY, TENNESSEE
DAVE BLOOMER
AND NELORE CROWNE

O'LEARY & ASSOCIATES
LAND SURVEYING
2528 Nashville Highway - Columbus, TN 39601 - (615) 499-2088
oleary@oleary.com



City of Spring Hill

Planning Commission

DATE: November 22, 2016

REQUEST: Release the existing performance letter of credit and establish as a maintenance letter of credit for Benevento East Phase 2 Section 3

SUBMITTED BY: Thomas S. Wolf, City Engineer *(Signature)*

OVERVIEW:

- A performance bond is currently in place.
- Binder was installed in May 2014; final topping was installed in November 2016.
- All certificates of satisfaction have been signed by City staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-141 to release the existing performance letter of credit and establish as a maintenance letter of credit for Benevento East Phase 2 Section 3

**RESOLUTION 16-141 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE EXISTING PERFORMANCE BOND AND TO
ESTABLISH AS A MAINTENANCE BOND FOR
BENEVENTO EAST PHASE 2 SECTION 3**

WHEREAS, a performance bond is in place guaranteeing the completion of certain improvements for Benevento East Phase 2 Section 3 in the amount of **\$10,450.00**; 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 November 2016 and approved through inspections by the City and therefore a Maintenance Bond letter of credit is required; and

WHEREAS, a Maintenance Bond letter of credit is guaranteeing the workmanship and materials of certain improvements for Benevento East Phase 2 Section 3 and the repair of such should damage occur during covered period; and

WHEREAS, it is the recommendation of the City Engineer that the Letter of Credit in the amount of **\$10,450.00** be reduced to 30% according to Section IV 4.3 Spring Hill Subdivision Regulations, establishing a Maintenance Bond letter of credit in the amount of **\$3,135.00** for a minimum of twelve (12) months; and

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that the existing bond letter of credit be reduced to establish a Maintenance Bond letter of credit for Benevento East Phase 2 Section 3 in the amount of **\$3,135.00** is hereby approved.

Passed and adopted this 12th day of December, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

November 17, 2016

Daryl McCubbin

Benevento East

Phase 2 Section 3

Development Name: Benevento East

Phase or Section of Construction: Phase 2 Section 3

Public Improvements: Sidewalks 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: November 22, 2016

REQUEST: Release the existing performance letter of credit and establish as a maintenance letter of credit for Benevento East Phase 2 Section 4

SUBMITTED BY: Thomas S. Wolf, City Engineer

OVERVIEW:

- A performance bond is currently in place.
- Binder was installed in May 2014; final topping was installed in November 2016.
- All certificates of satisfaction have been signed by City staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-142 to release the existing performance letter of credit and establish as a maintenance letter of credit for Benevento East Phase 2 Section 4

**RESOLUTION 16-142 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE EXISTING PERFORMANCE BOND AND TO
ESTABLISH AS A MAINTENANCE BOND FOR
BENEVENTO EAST PHASE 2 SECTION 4**

WHEREAS, a performance bond is in place guaranteeing the completion of certain improvements for Benevento East Phase 2 Section 4 in the amount of \$9,185.00; 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 November 2016 and approved through inspections by the City and therefore a Maintenance Bond letter of credit is required; and

WHEREAS, a Maintenance Bond letter of credit is guaranteeing the workmanship and materials of certain improvements for Benevento East Phase 2 Section 4 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 \$9,185.00 be reduced to 30% according to Section IV 4.3 Spring Hill Subdivision Regulations, establishing a Maintenance Bond letter of credit in the amount of \$2,755.50 for a minimum of twelve (12) months; and

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that the existing bond letter of credit be reduced to establish a Maintenance Bond letter of credit for Benevento East Phase 2 Section 4 in the amount of \$2,755.50 is hereby approved.

Passed and adopted this 12th day of December, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

November 17, 2016

Daryl McCubbin

Benevento East

Phase 2 Section 4

Development Name: Benevento East
Phase or Section of Construction: Phase 2 Section 4
Public Improvements: Sidewalks 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: November 22, 2016

REQUEST: Release the existing performance letter of credit and establish as a maintenance letter of credit for Benevento East Phase 3 Section 1

SUBMITTED BY: Thomas S. Wolf, City Engineer

OVERVIEW:

- A performance bond is currently in place.
- Binder was installed in January 2015; final topping was installed in November 2016.
- All certificates of satisfaction have been signed by City staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-143 to release the existing performance letter of credit and establish as a maintenance letter of credit for Benevento East Phase 3 Section 1

**RESOLUTION 16-143 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE EXISTING PERFORMANCE BOND AND TO
ESTABLISH AS A MAINTENANCE BOND FOR
BENEVENTO EAST PHASE 3 SECTION 1**

WHEREAS, a performance bond is in place guaranteeing the completion of certain improvements for Benevento East Phase 3 Section 1 in the amount of **\$18,394.73**; 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 November 2016 and approved through inspections by the City and therefore a Maintenance Bond letter of credit is required; and

WHEREAS, a Maintenance Bond letter of credit is guaranteeing the workmanship and materials of certain improvements for Benevento East Phase 3 Section 1 and the repair of such should damage occur during covered period; and

WHEREAS, it is the recommendation of the City Engineer that the Letter of Credit in the amount of **\$18,394.73** be reduced to 30% according to Section IV 4.3 Spring Hill Subdivision Regulations, establishing a Maintenance Bond letter of credit in the amount of **\$5,518.00** for a minimum of twelve (12) months; and

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that the existing bond letter of credit be reduced to establish a Maintenance Bond letter of credit for Benevento East Phase 3 Section 1 in the amount of **\$5,518.00** is hereby approved.

Passed and adopted this 12th day of December, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

November 17, 2016

Daryl McCubbin

Benevento East

Phase 3 Section 1

Development Name: Benevento East

Phase or Section of Construction: Phase 3 Section 1

Public Improvements: Sidewalks and final topping

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

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

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

Wayne Patterson
City of Spring Hill Utility Inspector (signature)

Wayne Patterson
Printed name:

Approved By:
Jeff Foster
Jeff Foster, Director of Public Works

Thomas S. Wolf
Thomas S. Wolf, City Engineer

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

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City of Spring Hill

Planning Commission

DATE: November 17, 2016

REQUEST: Establish a maintenance bond and a performance bond for The Arbors at Autumn Ridge Phase 12 Section 1

SUBMITTED BY: Thomas S. Wolf, City Engineer

Tsw

OVERVIEW:

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

PC ACTION REQUESTED:

- Approve PC Resolution 16-144 to establish a maintenance bond for The Arbors at Autumn Ridge Phase 12 Section 1
- Approve PC Resolution 16-145 to establish a performance bond for The Arbors at Autumn Ridge Phase 12 Section 1

**RESOLUTION 16-144 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR
THE ARBORS AT AUTUMN RIDGE PHASE 12 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 16 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 **\$11,952.00**; 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 The Arbors at Autumn Ridge Phase 12 Section 1 in the amount of **\$11,952.00**.

Passed and adopted this 12th day of December, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



Utility Information Sheet

Development THE ARBORS AT AUTUMN RIDGE

Phase 12 Section 1 #of lots 16

Cost to install Utility's (Maintenance Bond)

Sewer line \$9,120.00

Water line \$7,920.00

Storm Water \$8,880.00

Curbing and Binder \$13,920.00

TOTAL = \$39,840.00

30% OF TOTAL = \$11,952.00

TOTAL BOND AMOUNT = \$11,952.00

**RESOLUTION 16-145 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR
THE ARBORS AT AUTUMN RIDGE PHASE 12 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 16 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 **\$30,665.00**; 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 The Arbors at Autumn Ridge Phase 12 Section 1 in the amount of **\$30,665.00**.

Passed and adopted this 12th day of December, 2016

Paul Downing, Chairman

Dara Sanders, Secretary



Utility Information Sheet

Development THE ARBORS AT AUTUMN RIDGE

Phase 12 Section 1 #of lots 16

Cost to install Utility's (Performance Bond)

Signage \$3,000.00

Street Lights \$3,500.00

Sidewalks (feet) 1,526'

Sidewalks (cost) \$4,578.00

Road linear feet 763

Road width 24'

Final Asphalt Topping cost \$16,800.00

TOTAL = \$27,878.00

+ 10% OF TOTAL = \$2,787.00

TOTAL BOND = \$30,665.00

Arbors @ Autumn Ridge



Ph.1 perf. Bond

Ph.2,3,4 - released

Ph.5 mtc Bond (paved)

Ph.6 mtc Bond (paved)

Ph.7 mtc Bond (paved)

Ph.8 mtc + Perf Bond

Ph.10 mtc + Perf. Bond

Ph.9 mtc + Perf Bond





City of Spring Hill
Planning Commission

DATE: November 17, 2016

REQUEST: Establish a maintenance bond and a performance bond for Crooked Creek 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 16-146 to establish a maintenance bond for Crooked Creek Section 1
- Approve PC Resolution 16-147 to establish a performance bond for Crooked Creek Section 1

**RESOLUTION 16-146 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR
CROOKED CREEK 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 19 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 **\$88,200.00**; 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 Crooked Creek Section 1 in the amount of **\$88,200.00**.

Passed and adopted this 12th day of December, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



Utility Information Sheet

Development _____ CROOKED CREEK _____

Phase __N/A__ Section __1__ #of lots __19__

Cost to install Utility's (Maintenance Bond)

Sewer line _____ \$105,000.00 _____

Water line _____ \$ 65,000.00 _____

Storm Water _____ \$ 75,000.00 _____

Curbing _____ \$ 12,000.00 _____

Binder _____ \$ 37,000.00 _____

TOTAL = \$294,000.00

30% OF TOTAL = \$88,200.00

TOTAL BOND AMOUNT = \$88,200.00

**RESOLUTION 16-147 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR
CROOKED CREEK 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 19 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 **\$45,925.00**; 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 Crooked Creek Section 1 in the amount of **\$45,925.00**.

Passed and adopted this 12th day of December, 2016

Paul Downing, Chairman

Dara Sanders, Secretary

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



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

APPLICATION FOR SURETY

=====

PROJECT NAME: Croked Creek PHASE: _____ SECTION: 1
OF LOTS APPROVED: 19 # OF LOTS REMAINING: _____
SURETY TYPE: MAINTENANCE PERFORMANCE _____ RESTORATION
POSTED WITH: LETTER OF CREDIT _____ PERFORMANCE BOND _____ CASH _____ Insurance Bond
SURETY AMOUNT: \$ 88,200/48,925 EXPIRATION DATE: _____
AUTOMATIC RENEWAL CLAUSE INCLUDED WITH SURETY: Y / N
PURPOSE OF SURETY: _____

NAME OF FINANCIAL INSTITUTION: Franklin Synergy Bank SURETY #: _____
CONTACT PERSON: Rachael Safley EMAIL: Rachael.Safley@FranklinSynergy.com
ADDRESS: 134 Rewitt Dr. Ste. 100 CITY, STATE, ZIP: Brentwood, TN 37027
PHONE NUMBER: (615) 499-5511 FAX NUMBER: (615) 499-5520

NAME OF OWNER/DEVELOPER OR REPRESENTATIVE: B+D Homes, LLC
ADDRESS: 2020 Fieldstone Pkwy. CITY, STATE, ZIP: Franklin, TN 37069
Ste 900-220
PHONE NUMBER: (970) 231-9917 FAX NUMBER: _____
EMAIL: brandon@AIHBS.com

ACTION REQUEST

- I (WE) REQUEST THAT THE FOLLOWING ACTION BE TAKEN:
- ESTABLISH NEW SURETY
 - REQUEST FINAL INSPECTION AND RELEASE OF SURETY
 - REQUEST REDUCTION OF SURETY AMOUNT
 - REQUEST EXTENSION OF SURETY FOR (1) YEAR
(PLEASE PROVIDE PROOF OF DIFFICULTY BELOW)

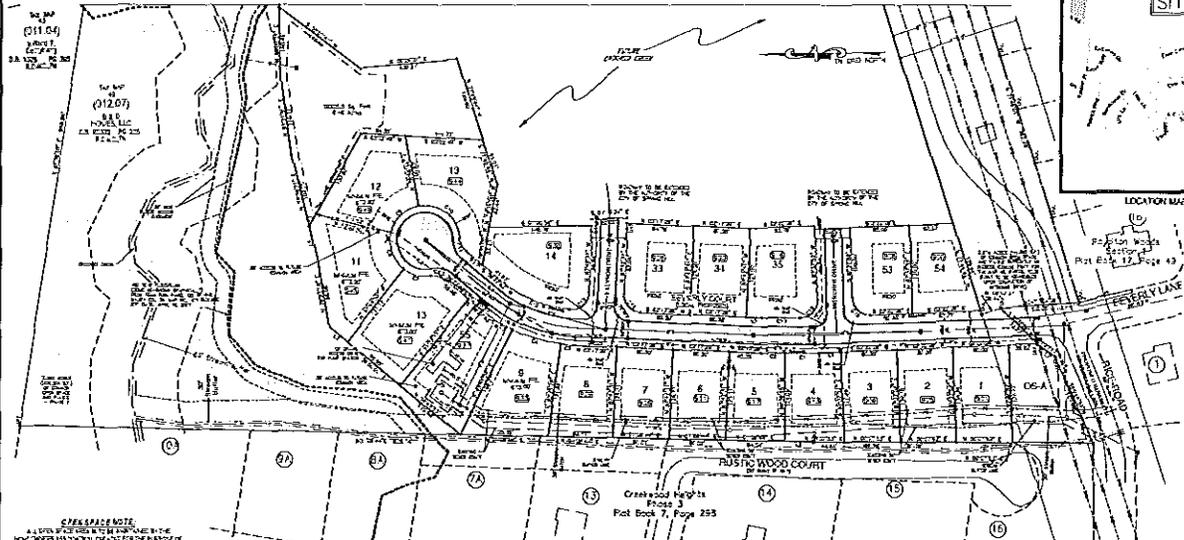
EXPLANATION FOR PROOF OF DIFFICULTY: _____

[Signature] 11/7/16
Applicant Signature / Date

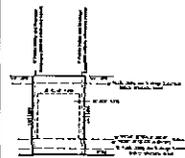
CROOKED CREEK - SECTION 1

LOT 1 THRU 14, 33 THRU 35, 53 & 54 - 7.98 ± ACRES TOTAL

MATCH LINE SEE SHEET 2 of 2



GENERAL NOTE
 ALL LOTS ARE TO BE DEVELOPED IN THE
 MANNER SHOWN ON THIS PLAN IN ACCORDANCE
 WITH THE ZONING ORDINANCES OF THE CITY OF
 HOUSTON, TEXAS, AND THE HOUSTON SUBDIVISION
 ACT, TEXAS, AND ALL APPLICABLE REGULATIONS.



CROOKED CREEK TYPICAL LOT LAYOUT

Lot 1: 10,000 sq ft
 Lot 2: 10,000 sq ft
 Lot 3: 10,000 sq ft
 Lot 4: 10,000 sq ft
 Lot 5: 10,000 sq ft
 Lot 6: 10,000 sq ft
 Lot 7: 10,000 sq ft
 Lot 8: 10,000 sq ft
 Lot 9: 10,000 sq ft
 Lot 10: 10,000 sq ft
 Lot 11: 10,000 sq ft
 Lot 12: 10,000 sq ft
 Lot 13: 10,000 sq ft
 Lot 14: 10,000 sq ft
 Lot 33: 10,000 sq ft
 Lot 34: 10,000 sq ft
 Lot 35: 10,000 sq ft
 Lot 53: 10,000 sq ft
 Lot 54: 10,000 sq ft

CERTIFICATE OF INTEREST AND LOCATION
 I, the undersigned, being duly qualified, do hereby certify that the above described premises are situated in the County of Harris, State of Texas, and are more particularly described as follows: [Description of lot and location]

CERTIFICATE OF ADJACENT OWNERS
 I, the undersigned, being duly qualified, do hereby certify that the above described premises are situated in the County of Harris, State of Texas, and are more particularly described as follows: [Description of lot and location]

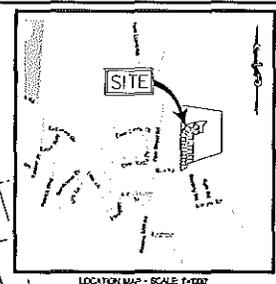
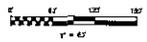
CERTIFICATE OF APPROVAL OF PUBLIC UTILITIES
 I, the undersigned, being duly qualified, do hereby certify that the above described premises are situated in the County of Harris, State of Texas, and are more particularly described as follows: [Description of lot and location]

CERTIFICATE OF APPROVAL OF ADJACENT ESTATE
 I, the undersigned, being duly qualified, do hereby certify that the above described premises are situated in the County of Harris, State of Texas, and are more particularly described as follows: [Description of lot and location]

CERTIFICATE OF APPROVAL OF ADJACENT ESTATE
 I, the undersigned, being duly qualified, do hereby certify that the above described premises are situated in the County of Harris, State of Texas, and are more particularly described as follows: [Description of lot and location]

CERTIFICATE OF APPROVAL OF ADJACENT ESTATE
 I, the undersigned, being duly qualified, do hereby certify that the above described premises are situated in the County of Harris, State of Texas, and are more particularly described as follows: [Description of lot and location]

LOT	ACRES	BOOK	PAGE
1	0.125	100	100
2	0.125	100	101
3	0.125	100	102
4	0.125	100	103
5	0.125	100	104
6	0.125	100	105
7	0.125	100	106
8	0.125	100	107
9	0.125	100	108
10	0.125	100	109
11	0.125	100	110
12	0.125	100	111
13	0.125	100	112
14	0.125	100	113
33	0.125	100	114
34	0.125	100	115
35	0.125	100	116
53	0.125	100	117
54	0.125	100	118



© 2010
 WES EXPLORATION & SURVEYING
 10000 W. H. HOUSTON ROAD
 HOUSTON, TEXAS 77055
 WES EXPLORATION & SURVEYING
 ENGINEERS & SURVEYORS

CROOKED CREEK SUBDIVISION - SEC 1
 SINGLE CROOK - SHIMM HILL, TEXAS
 FINAL PLAN

14500	1 of 2
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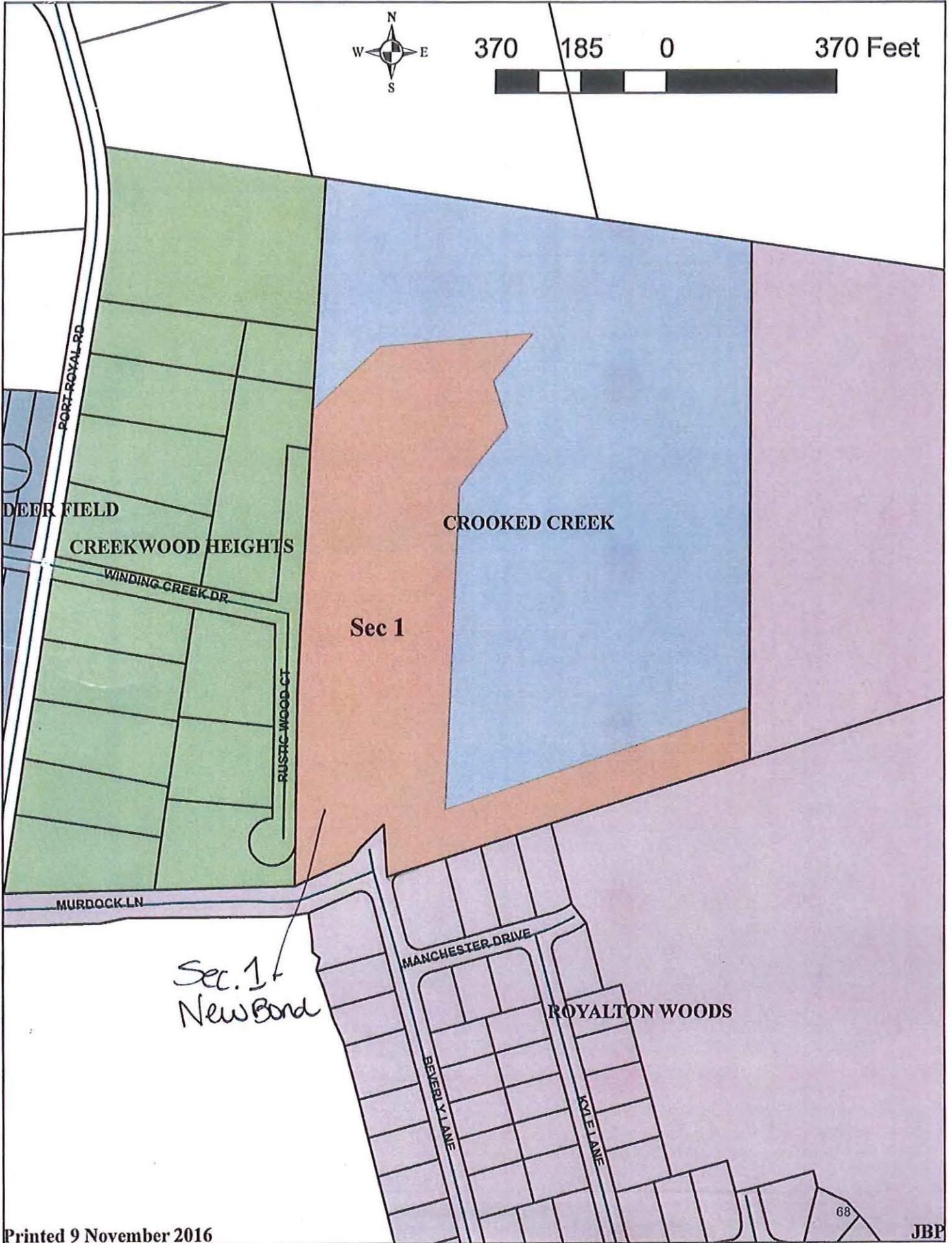


370

185

0

370 Feet





City of Spring Hill

Planning Commission

DATE: November 17, 2016

REQUEST: Establish a maintenance bond and a performance bond for Cobblestone Village Phase 2 Section 1

SUBMITTED BY: Thomas S. Wolf, City Engineer

TSW

OVERVIEW:

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

PC ACTION REQUESTED:

- Approve PC Resolution 16-148 to establish a maintenance bond for Cobblestone Village Phase 2 Section 1
- Approve PC Resolution 16-149 to establish a performance bond for Cobblestone Village Phase 2 Section 1

**RESOLUTION 16-148 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR
COBBLESTONE VILLAGE PHASE 2 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 15 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 **\$48,450.00**; 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 Cobblestone Village Phase 2 Section 1 in the amount of **\$48,450.00**.

Passed and adopted this 12th day of December, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



Utility Information Sheet

Development _____ COBBLESTONE VILLAGE _____

Phase 2 Section 1 #of lots 15

Cost to install Utility's (Maintenance Bond)

Sewer line _____ \$57,000.00 _____

Water line _____ \$36,000.00 _____

Storm Water _____ \$22,000.00 _____

Curbing _____ \$ 4,500.00 _____

Binder _____ \$42,000.00 _____

TOTAL = \$161,500.00

30% OF TOTAL = \$48,450.00

TOTAL BOND = \$48,450.00

**RESOLUTION 16-149 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR
COBBLESTONE VILLAGE PHASE 2 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 15 lots; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
Sidewalks, Street Lights, 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 **\$75,350.00**; 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 Cobblestone Village Phase 2 Section 1 in the amount of **\$75,350.00**.

Passed and adopted this 12th day of December, 2016

Paul Downing, Chairman

Dara Sanders, Secretary



Utility Information Sheet

Development COBBLESTONE VILLAGE

Phase 2 Section 1 #of lots 15

Cost to install Utility's (Performance Bond)

Signage _____ \$ 0.00 _____

Street Lights _____ \$ 5,000.00 _____

Sidewalks (feet) 1,050' _____

Sidewalks (cost) \$27,500.00 _____

Road linear feet 510' _____

Road width 24' _____

Final Asphalt Topping cost \$36,000.00 _____

TOTAL = \$68,500.00

+ 10% OF TOTAL = \$6,850.00

TOTAL BOND = \$75,350.00

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



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

APPLICATION FOR SURETY

PROJECT NAME: COBBLESTONE PHASE: 2 SECTION: 1
OF LOTS APPROVED: 15 # OF LOTS REMAINING: _____
SURETY TYPE: MAINTENANCE PERFORMANCE RESTORATION
POSTED WITH: LETTER OF CREDIT PERFORMANCE BOND CASH Insurance Bond
SURETY AMOUNT: \$ 161,500 EXPIRATION DATE: _____
AUTOMATIC RENEWAL CLAUSE INCLUDED WITH SURETY: Y/N
PURPOSE OF SURETY: MAINTENANCE BONDS

NAME OF FINANCIAL INSTITUTION: LIBERTY MUTUAL INSURANCE SURETY #: _____
CONTACT PERSON: _____ EMAIL: _____
ADDRESS: _____ CITY, STATE, ZIP: _____
PHONE NUMBER: _____ FAX NUMBER: _____

TBD once
bond amount
is set

NAME OF OWNER/DEVELOPER OR REPRESENTATIVE: LENNAR HOMES OF TENNESSEE, LLC
ADDRESS: 381 MALLOY STATION, Suite 200 CITY, STATE, ZIP: FRANKLIN, TN 37067
PHONE NUMBER: 615-465-4330 FAX NUMBER: _____
EMAIL: MIKE.ZAKRZEWSKI@lennar.com

ACTION REQUEST

- I (WE) REQUEST THAT THE FOLLOWING ACTION BE TAKEN:
- ESTABLISH NEW SURETY
 - REQUEST FINAL INSPECTION AND RELEASE OF SURETY
 - REQUEST REDUCTION OF SURETY AMOUNT
 - REQUEST EXTENSION OF SURETY FOR (1) YEAR
(PLEASE PROVIDE PROOF OF DIFFICULTY BELOW)

EXPLANATION FOR PROOF OF DIFFICULTY: _____

[Signature] 11/17/10
Applicant Signature / Date

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



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

APPLICATION FOR SURETY

PROJECT NAME: COBBLESTONE PHASE: 2 SECTION: 1
OF LOTS APPROVED: 15 # OF LOTS REMAINING: _____
SURETY TYPE: _____ MAINTENANCE PERFORMANCE _____ RESTORATION
POSTED WITH: _____ LETTER OF CREDIT _____ PERFORMANCE BOND _____ CASH Insurance Bond
SURETY AMOUNT: \$ 68,500 EXPIRATION DATE: _____
AUTOMATIC RENEWAL CLAUSE INCLUDED WITH SURETY: Y/N
PURPOSE OF SURETY: PERFORMANCE BOND

NAME OF FINANCIAL INSTITUTION: LIBERTY MUTUAL INSURANCE CO. SURETY #: _____
CONTACT PERSON: _____ EMAIL: _____
ADDRESS: _____ CITY, STATE, ZIP: _____
PHONE NUMBER: _____ FAX NUMBER: _____

TBD once
bond amt
is set

NAME OF OWNER/DEVELOPER OR REPRESENTATIVE: LENNAR HOMES OF TENNESSEE, LLC
ADDRESS: 381 MALLOY STATION RD. SUITE 200 CITY, STATE, ZIP: FRANKLIN, TN 37067
PHONE NUMBER: 615-465-4330 FAX NUMBER: _____
EMAIL: MIKE.ZAKCZEWSKI@LENNAR.COM

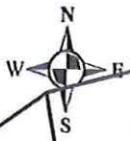
ACTION REQUEST

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

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

EXPLANATION FOR PROOF OF DIFFICULTY: _____

[Signature] 11/12/16
Applicant Signature / Date



Cobblestone Village

JIM WARREN RD

KELBEN LN

Phase 2 Sec 1

Ph. 2 Sect 1 Application for

Phase 1 Sec 2

Ph 1 Sect 2
NO Bonds
(Bond called 2013)

DOVE COURT LN
COBBLESTONE DRIVE

Ph 1 Sect 3B
Perf. Bond

Phase 1 Sec 3B

Phase 1 Sec 1

Ph 1-Sect 1
perf bond

Ph 1 Sect 3A
Perf Bond

Phase 1 Sec 3A

Ph. 1 Sect 1B
perf Bond

Phase 1-Sect 1B

Ph 1 Sect. 4
Maint. Bond
Perf Bond

Phase 1 Sec 4

Phase 1 Sec 3C

MONROSE

TOM LUNN RD

Ph. 1 Sect 3C
Perf. Bond

250 125 0 250 Feet





City of Spring Hill

Planning Commission

DATE: November 22, 2016

REQUEST: Establish a maintenance bond and a performance bond for The Hamptons at Campbell Station Phase 2

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

OVERVIEW:

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

PC ACTION REQUESTED:

- Approve PC Resolution 16-150 to establish a maintenance bond for The Hamptons at Campbell Station Phase 2
- Approve PC Resolution 16-151 to establish a performance bond for The Hamptons at Campbell Station Phase 2

**RESOLUTION 16-150 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR
THE HAMPTONS AT CAMPBELL STATION PHASE 2**

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

WHEREAS, the Maintenance Bond is guaranteeing the workmanship and materials of certain improvements existing on 40 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 **\$94,350.00**; 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 The Hamptons at Campbell Station Phase 2 in the amount of **\$94,350.00**.

Passed and adopted this 12th day of December, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



Utility Information Sheet

Development THE HAMPSTONS AT CAMPBELL STATION

Phase 2 Section N/A #of lots 40

Cost to install Utility's (Maintenance Bond)

Sewer line \$100,000.00

Water line \$ 80,000.00

Storm Water \$ 52,000.00

Curbing \$ 20,502.00

Binder \$ 62,000.00

TOTAL = \$314,502.00

30% OF TOTAL = \$94,350.00

TOTAL BOND = \$94,350.00

**RESOLUTION 16-151 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR
THE HAMPTONS AT CAMPBELL STATION PHASE 2**

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

WHEREAS, the Performance Bond is guaranteeing the construction of certain improvements on 40 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 **\$105,050.00**; 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 The Hamptons at Campbell Station Phase 2 in the amount of **\$105,050.00**.

Passed and adopted this 12th day of December, 2016

Paul Downing, Chairman

Dara Sanders, Secretary



Utility Information Sheet

Development THE HAMPSTONS AT CAMPBELL STATION

Phase 2 **Section** N/A **#of lots** 40

Cost to install Utility's (Performance Bond)

Signage _____ \$2,000.00 _____

Street Lights _____ \$7,500.00 _____

Sidewalks (feet) 3,080' _____

Sidewalks (cost) \$50,000.00 _____

Road linear feet 1,540' _____

Road width _____ 24' _____

Final Asphalt Topping cost \$36,000.00 _____

TOTAL = \$95,500.00

+ 10% OF TOTAL = \$9,550.00

TOTAL BOND = \$105,050.00

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



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

APPLICATION FOR SURETY

PROJECT NAME: Hamptons at Campbell station PHASE: 2 SECTION: _____
OF LOTS APPROVED: 40 # OF LOTS REMAINING: 0
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: Citizens first Bank SURETY #: _____
CONTACT PERSON: Kim LaBoone EMAIL: klaboone@citizensfirstbank.com
ADDRESS: 3301 Aspen grove dr. CITY, STATE, ZIP: Franklin, TN 37067
PHONE NUMBER: 615-628-9554 FAX NUMBER: _____

NAME OF OWNER/DEVELOPER OR REPRESENTATIVE: Tenn. Contractors, Inc.
ADDRESS: 390 Mallory station rd. CITY, STATE, ZIP: Franklin, TN 37174
PHONE NUMBER: 615-599-0784 FAX NUMBER: _____
EMAIL: brandon.crews@tenncontractors.com

ACTION REQUEST

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

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

EXPLANATION FOR PROOF OF DIFFICULTY: _____

[Signature] 11/21/16
Applicant Signature / Date

The Hamptons at Campbell Station

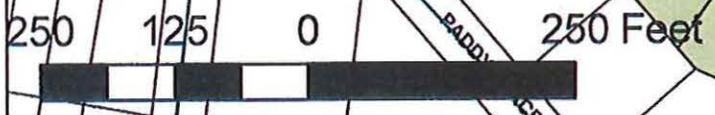


Phase 2

Ph. 2
Application for

Phase 1

Ph. 1
Maint. Bond
Perf. Bond





City of Spring Hill
Planning Commission



DATE: November 17, 2016

REQUEST: Recommendation to call the bonds for Cobblestone Village Phase 1 Sections 1A, 1B, 3A, 3B and 3C

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

OVERVIEW:

- The developer for these sections in Cobblestone Village, Jeremy Golden with Golden Excavating and Utilities LLC has not paved but the phases are over 80% built out for several years. Residents of Cobblestone Village have asked the City for help to resolve the issue.
- The City would install the final asphalt layer and use the called bond funds to help offset the paving cost.
- The letter of credit for Section 1A and 1B is \$29,700; the letter of credit for Section 3A and 3B is \$7,700; the letter of credit for Section 3C is \$4,730.
- Estimated cost to pave all three sections under the City's current paving contract is \$21,524 (Section 1A and 1B - \$14,594; Section 3A and 3B - \$6,339; Section 3C - \$1,862).
- City staff has made numerous attempts to contact Jeremy Golden but have not received a response.

PC ACTION REQUESTED:

- Approve PC Resolution 16-152 to call the bond for Cobblestone Village Phase 1 Sections 1A and 1B
- Approve PC Resolution 16-153 to call the bond for Cobblestone Village Phase 1 Sections 3A and 3B
- Approve PC Resolution 16-154 to call the bond for Cobblestone Village Phase 1 Section 3C

**RESOLUTION 16-152 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RECOMMEND THE PERFORMANCE BOND FOR
COBBLESTONE VILLAGE PHASE 1 SECTIONS 1A AND 1B BE CALLED**

WHEREAS, a performance bond Letter of Credit is currently in place for said development and sections (18 lots) in the amount of \$29,700.00; and

WHEREAS, the section has been 80% built out and the developer has not put down the final asphalt topping; and

WHEREAS, the residents have asked the City of Spring Hill for assistance in resolving this and apply final asphalt topping.

WHEREAS, it is the recommendation of the City Engineer and City staff that the Performance Bond for Cobblestone Village Phase 1 Sections 1A and 1B be called to offset the cost of final paving by the City.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that calling of the Performance Bond for Cobblestone Village Phase 1 Sections 1A and 1B in the amount of **\$29,700.00** is hereby recommended to the Spring Hill Board of Mayor and Aldermen.

Passed and adopted this 12th day of December, 2016

Paul Downing, Chairman

Dara Sanders, Secretary

**RESOLUTION 16-153 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RECOMMEND THE PERFORMANCE BOND FOR
COBBLESTONE VILLAGE PHASE 1 SECTIONS 3A AND 3B BE CALLED**

WHEREAS, a performance bond Letter of Credit is currently in place for said development and sections (7 lots) in the amount of \$7,700.00; and

WHEREAS, the section has been 80% built out and the developer has not put down the final asphalt topping; and

WHEREAS, the residents have asked the City of Spring Hill for assistance in resolving this and apply final asphalt topping.

WHEREAS, it is the recommendation of the City Engineer and City staff that the Performance Bond for Cobblestone Village Phase 1 Sections 3A and 3B be called to offset the cost of final paving by the City.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that calling of the Performance Bond for Cobblestone Village Phase 1 Sections 3A and 3B in the amount of **\$7,700.00** is hereby recommended to the Spring Hill Board of Mayor and Aldermen.

Passed and adopted this 12th day of December, 2016

Paul Downing, Chairman

Dara Sanders, Secretary

**RESOLUTION 16-154 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RECOMMEND THE PERFORMANCE BOND FOR
COBBLESTONE VILLAGE PHASE 1 SECTION 3C BE CALLED**

WHEREAS, a performance bond Letter of Credit is currently in place for said development and sections (2 lots) in the amount of \$4,730.00; and

WHEREAS, the section has been 80% built out and the developer has not put down the final asphalt topping; and

WHEREAS, the residents have asked the City of Spring Hill for assistance in resolving this and apply final asphalt topping.

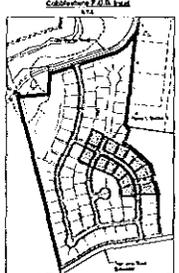
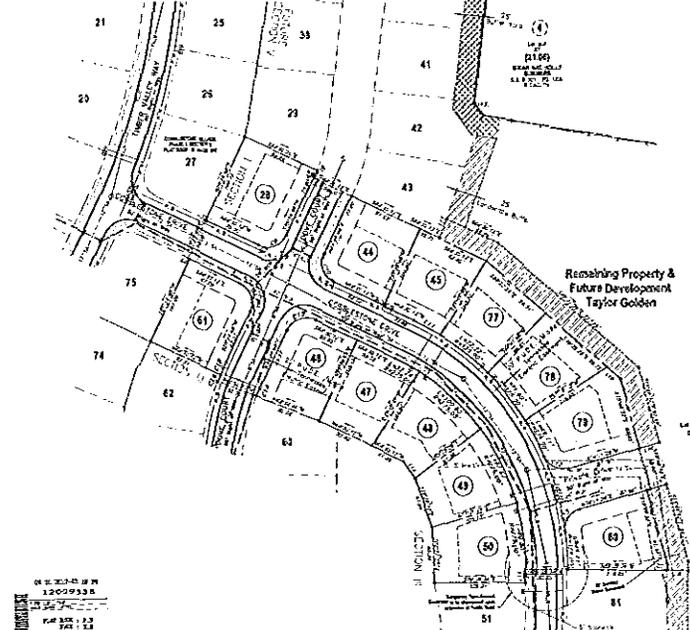
WHEREAS, it is the recommendation of the City Engineer and City staff that the Performance Bond for Cobblestone Village Phase 1 Sections 3C be called to offset the cost of final paving by the City.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that calling of the Performance Bond for Cobblestone Village Phase 1 Sections 3C in the amount of \$4,730.00 is hereby recommended to the Spring Hill Board of Mayor and Aldermen.

Passed and adopted this 12th day of December, 2016

Paul Downing, Chairman

Dara Sanders, Secretary



LOT NO.	AREA	OWNER	STATUS
21	0.15	Taylor Golden	Proposed
22	0.15	Taylor Golden	Proposed
23	0.15	Taylor Golden	Proposed
24	0.15	Taylor Golden	Proposed
25	0.15	Taylor Golden	Proposed
26	0.15	Taylor Golden	Proposed
27	0.15	Taylor Golden	Proposed
28	0.15	Taylor Golden	Proposed
29	0.15	Taylor Golden	Proposed
30	0.15	Taylor Golden	Proposed
31	0.15	Taylor Golden	Proposed
32	0.15	Taylor Golden	Proposed
33	0.15	Taylor Golden	Proposed
34	0.15	Taylor Golden	Proposed
35	0.15	Taylor Golden	Proposed
36	0.15	Taylor Golden	Proposed
37	0.15	Taylor Golden	Proposed
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39	0.15	Taylor Golden	Proposed
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41	0.15	Taylor Golden	Proposed
42	0.15	Taylor Golden	Proposed
43	0.15	Taylor Golden	Proposed
44	0.15	Taylor Golden	Proposed
45	0.15	Taylor Golden	Proposed
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75	0.15	Taylor Golden	Proposed
76	0.15	Taylor Golden	Proposed
77	0.15	Taylor Golden	Proposed
78	0.15	Taylor Golden	Proposed
79	0.15	Taylor Golden	Proposed
80	0.15	Taylor Golden	Proposed
81	0.15	Taylor Golden	Proposed

CERTIFICATE OF DEVELOPMENT DESIGNATION

I, the undersigned, do hereby certify that the above described property is zoned as R-1 and that the proposed development is in accordance with the zoning ordinance...

Dated: 8-10-12
By: [Signature]
Title: [Title]

CERTIFICATE OF APPROVAL FOR REZONING

I, the undersigned, do hereby certify that the above described property is zoned as R-1 and that the proposed development is in accordance with the zoning ordinance...

Dated: 8-10-12
By: [Signature]
Title: [Title]

CERTIFICATE OF APPROVAL OF BLADES/TERRACE

I, the undersigned, do hereby certify that the above described property is zoned as R-1 and that the proposed development is in accordance with the zoning ordinance...

Dated: 8-10-12
By: [Signature]
Title: [Title]

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I, the undersigned, do hereby certify that the above described property is zoned as R-1 and that the proposed development is in accordance with the zoning ordinance...

Dated: 8-10-12
By: [Signature]
Title: [Title]

CERTIFICATE OF SUBSTANTIALITY

I, the undersigned, do hereby certify that the above described property is zoned as R-1 and that the proposed development is in accordance with the zoning ordinance...

Dated: 8-10-12
By: [Signature]
Title: [Title]

CERTIFICATE OF APPROVAL OF PUBLIC UTILITIES

I, the undersigned, do hereby certify that the above described property is zoned as R-1 and that the proposed development is in accordance with the zoning ordinance...

Dated: 8-10-12
By: [Signature]
Title: [Title]

CERTIFICATE OF APPROVAL OF COMMON AREAS DESIGNATION

I, the undersigned, do hereby certify that the above described property is zoned as R-1 and that the proposed development is in accordance with the zoning ordinance...

Dated: 8-10-12
By: [Signature]
Title: [Title]

CERTIFICATE OF APPROVAL OF WETLANDS DESIGNATION

I, the undersigned, do hereby certify that the above described property is zoned as R-1 and that the proposed development is in accordance with the zoning ordinance...

Dated: 8-10-12
By: [Signature]
Title: [Title]

DATE: 8-10-12 PM 1:00:00
FILE NO.: 12-12-12
PAGE: 1 OF 1

OPEN SPACE NOTE
ALL OPEN SPACE AREAS IN PUBLIC UTILITY ARE DESIGNATED AS OPEN SPACE BY THE COMMISSIONER OF THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION. ALL SUCH AREAS SHALL BE SET ASIDE FOR THE USE OF THE PUBLIC AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.

DEVELOPMENT IN AREAS
ZONE: R-1
PLANNED UNIT DEVELOPMENT
TOTAL AREA: 10.00 ACRES
GROSS AREA: 10.00 ACRES
NET AREA: 10.00 ACRES
DENSITY: 10 UNITS PER ACRE
TOTAL UNITS: 100 UNITS

Purpose:
The purpose of this plan is to create 10 individual single family home sites.

Lot No.	Area	Owner	Status
21	0.15	Taylor Golden	Proposed
22	0.15	Taylor Golden	Proposed
23	0.15	Taylor Golden	Proposed
24	0.15	Taylor Golden	Proposed
25	0.15	Taylor Golden	Proposed
26	0.15	Taylor Golden	Proposed
27	0.15	Taylor Golden	Proposed
28	0.15	Taylor Golden	Proposed
29	0.15	Taylor Golden	Proposed
30	0.15	Taylor Golden	Proposed
31	0.15	Taylor Golden	Proposed
32	0.15	Taylor Golden	Proposed
33	0.15	Taylor Golden	Proposed
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35	0.15	Taylor Golden	Proposed
36	0.15	Taylor Golden	Proposed
37	0.15	Taylor Golden	Proposed
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77	0.15	Taylor Golden	Proposed
78	0.15	Taylor Golden	Proposed
79	0.15	Taylor Golden	Proposed
80	0.15	Taylor Golden	Proposed
81	0.15	Taylor Golden	Proposed

FINAL PLAN
COBBLESTONE VILLAGE
PHASE 1, SECTION 1
GOLDEN TERRACE PLANNED UNIT DEVELOPMENT
CITY OF COLLEEN, NY
SERVED BY: SOUTHERN COAST, L.L.C.

O'LEARY & ASSOCIATES
LAND SURVEYING
2550 Hamden Road
Colonia, NY 12027
Tel: (518) 410-2888
info@olearyny.com

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Jon Baughman, Associate Planner
MEETING: November 28, 2016
SUBJECT: FPL 273-2016 (The Hamptons Phase 2)

FPL 271-2016: Submitted by Anderson, Delk, Epps & Associates for the Hamptons, Phase 1. The property is zoned R-4, High Density Residential, and contains approximately 9.913 acres. The applicant requests final plat approval for 40 residential lots.

Property Description and History: This property is located east of the intersection of Main Street and Campbell Station Parkway. In July of 2014, the Planning Commission approved a preliminary plat with 74 single-family lots for the subject property. In 2005, the property was approved to utilize reduced front and rear setbacks in the amount of 20 feet.

Request: The applicant requests approval of a final plat application for Section 2, containing 40 of the overall 74 lots.

Streets and Sidewalks: All new streets are approved to be constructed with sidewalk on both sides. The applicant has provided an easement area on the plat to accommodate a crash gate that is desired by the adjacent Highlands Community. Crash gate details have not been submitted.

Landscaping and Buffering: A landscape plan was requested at staff review and the applicant has provided an exhibit illustrating the trees to be preserved and the additional planting proposed.

Engineers/Public Works Comments:

1. Add standard note that HOA is responsible for the maintenance of all open space, detention areas, and drainage swales.
2. Show all storm pipes within a 20" wide PUDE.

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Jon Baughman, Associate Planner
MEETING: November 28, 2016
SUBJECT: FPL 274-2016 (Arbors at Autumn Ridge, Phase 12)

FPL 274-2016: Submitted by Anderson, Delk, Epps and Associates, Inc. for Arbors at Autumn Ridge Phase 12. The property is zoned R-2 Medium Density Residential Planned Unit Development and contains approximately 9.893 acres. The applicant requests final plat approval for 33 single family residential lots.

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

Request: The applicant requests approval of a final plat application for 33 single-family residential lots and associated infrastructure.

Streets and Sidewalks: The applicant proposes to construct 5' sidewalks on both sides of all streets.

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

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

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

Public Works/Engineering: No comments.

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Jon Baughman, Associate Planner
MEETING: November 28, 2016
SUBJECT: FPL 275-2016 (Arbors at Autumn Ridge, Phase 11)

FPL 275-2016: Submitted by Anderson, Delk, Epps and Associates, Inc. for Arbors at Autumn Ridge Phase 11. The property is zoned R-2 Medium Density Residential Planned Unit Development and contains approximately 9.89 acres. The applicant requests final plat approval for 24 single family residential lots.

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

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

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

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

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

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

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

Engineering/Public Works Comments: No comments.

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Jon Baughman, Associate Planner
MEETING: November 28, 2016
SUBJECT: FPL 276-2016 (The Arbors at Autumn Ridge, Phase 13)

FPL 276-2016: Submitted by Anderson, Deik, Epps and Associates, Inc. for the Arbors at Autumn Ridge, Phase 13. The property is zoned R-2 Medium Density Residential Planned Unit Development and contains approximately 1.98 acres. The applicant requests preliminary plat approval for 6 single family residential lots.

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

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

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

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

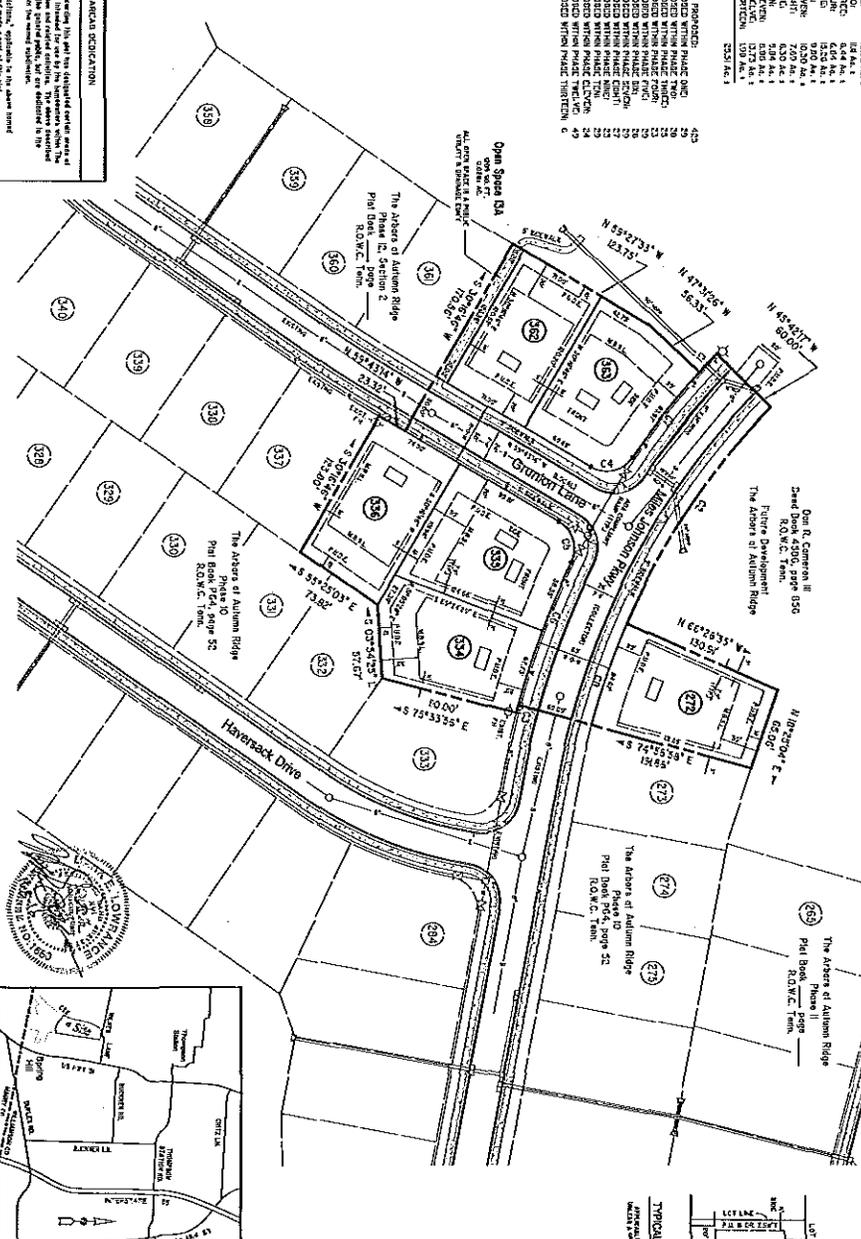
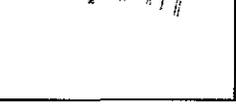
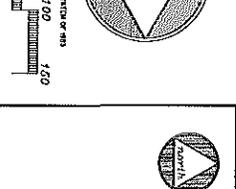
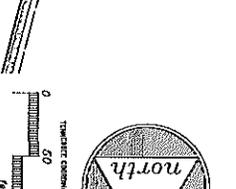
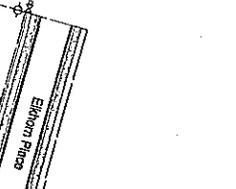
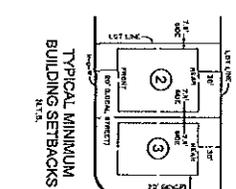
Open Space and Amenities: Based on the PUD approval, open space lots and amenities were not required for Phase 13; however, amenities are required for Phase 15.

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

Engineering/Public Works Comments: No comments.

- NOTES:
1. THE PURPOSE OF THIS PLAN IS TO DIVIDE C. SMITH PARK, LOT 2, INTO 40 LOTS LOCATED ON PROPERTY MAP NO. 174, PARCEL 100.
 2. CITY OF SPRING HILL, TEXAS, IS THE APPLICANT FOR THIS PLAN.
 3. THIS PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF SPRING HILL, TEXAS, AND THE TEXAS DEPARTMENT OF TRANSPORTATION.
 4. OWNER/DEVELOPER: AUTUMN RIDGE DEVELOPMENT, INC., 10000 W. STATE HIGHWAY 100, SUITE 100, SPRING HILL, TEXAS 77389.
 5. PLANNING/ENGINEER: ANDERSON, ROCK, DRY & ASSOCIATES, INC., 10000 W. STATE HIGHWAY 100, SUITE 100, SPRING HILL, TEXAS 77389.
 6. CUSTODY ENGINE: R-2 PLANNING AND DEVELOPMENT (P.L.L.C.), 10000 W. STATE HIGHWAY 100, SUITE 100, SPRING HILL, TEXAS 77389.
 7. TOTAL AREA: 148.61 AC.
 8. TOTAL NUMBER OF LOTS PROPOSED: 40.
 9. TOTAL NUMBER OF LOTS APPROVED WITHIN PHASE ONE: 20.
 10. TOTAL NUMBER OF LOTS APPROVED WITHIN PHASE TWO: 20.
 11. TOTAL NUMBER OF LOTS APPROVED WITHIN PHASE THREE: 20.
 12. TOTAL NUMBER OF LOTS APPROVED WITHIN PHASE FOUR: 20.
 13. TOTAL NUMBER OF LOTS APPROVED WITHIN PHASE FIVE: 20.
 14. TOTAL NUMBER OF LOTS APPROVED WITHIN PHASE SIX: 20.
 15. TOTAL NUMBER OF LOTS APPROVED WITHIN PHASE SEVEN: 20.
 16. TOTAL NUMBER OF LOTS APPROVED WITHIN PHASE EIGHT: 20.
 17. TOTAL NUMBER OF LOTS APPROVED WITHIN PHASE NINE: 20.
 18. TOTAL NUMBER OF LOTS APPROVED WITHIN PHASE TEN: 20.
 19. TOTAL NUMBER OF LOTS APPROVED WITHIN PHASE ELEVEN: 20.
 20. TOTAL NUMBER OF LOTS APPROVED WITHIN PHASE TWELVE: 20.

3. DETAIL REQUIREMENTS - P.L.L.C. SHALL SUBMIT:
 - a. PLAN SET: 10 SETS
 - b. PLAN SET: 10 SETS
 - c. PLAN SET: 10 SETS
 - d. PLAN SET: 10 SETS
 - e. PLAN SET: 10 SETS
 - f. PLAN SET: 10 SETS
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 - v. PLAN SET: 10 SETS
 - w. PLAN SET: 10 SETS
 - x. PLAN SET: 10 SETS
 - y. PLAN SET: 10 SETS
 - z. PLAN SET: 10 SETS



Phase Thirteen
The Arbors
at Autumn Ridge

CERTIFICATE OF APPROVAL OF RECORDING	CERTIFICATE OF APPROVAL OF ADDRESS AND STREET NAMES	CERTIFICATE OF APPROVAL OF PUBLIC UTILITIES							
DATE: _____	DATE: _____	DATE: _____	DATE: _____	DATE: _____	DATE: _____	DATE: _____	DATE: _____	DATE: _____	DATE: _____

CITY OF SPRING HILL PLANNING COMMISSION	APPROVED BY:	DATE:
_____	_____	_____

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: November 28, 2016
SUBJECT: SKP 277-2016 (Town Center Lot 2)

SKP 277-2016: Submitted by Anderson, Delk, Epps & Associates, Inc. for property located at Stephen P. Yokich and Red Pepper Ridge. The property is zoned B-4, Central Business District and contains approximately 9.22 acres. The applicant requests sketch plat approval for a 12,600 square foot building.

Property Description: This property is located at the southeast corner of the intersection of Town Center Parkway/Steven Yokich Parkway and Kedron Road. City Hall is located to the northwest; the Spring Hill Public Library and an apartment complex are located to the northeast; and the Laurels at Town Center is located to the west.

Request: The applicant requests sketch plan approval for a one-story, multi-tenant commercial building containing approximately 12,600 square feet and associate parking.

Streets and Sidewalks: Stephen Yokich Parkway is constructed as a four-lane public street with no sidewalk. Staff recommends construction of a sidewalk along the project frontage on Stephen Yokich Parkway with this development request. Staff recommends that the Planning Commission consider a crosswalk across Stephen Yokich Parkway from Red Pepper Ridge to the subject property.

Access: The applicant proposes a single curb cut onto Stephen Yokich Parkway to align with Red Pepper Ridge, the sole ingress and egress for the Laurels at Town Center single-family subdivision. The applicant proposes cross access points to the north for future connectivity as the 9-acre tract continues to develop. Staff recommends consideration of cross access to the east and to accommodate internal pedestrian circulation.

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 shows future off-site parking and two parking spaces that would span over a future property line. Any parking space that crosses a property line is "off-site parking", which requires Board of Zoning Appeals approval. Staff has requested that the applicant revise the conceptual layout to contain all parking spaces on one lot; however, this issue has not been addressed in the revisions.

Building Design: The applicant has submitted images of the anticipated building design. Approval of this sketch plan does not constitute approval of a building design, as the applicant has not submitted sufficient information to indicate the way in which the building will be designed. Architectural elevations will be required for the site plan application.

Bicycle and Greenway Plan: Stephen Yokich Parkway is designated as a bike lane route in the Bicycle and Greenway Plan. Based on staff's review of the width and conditions of this street, it is possible that restriping and installation of signage would allow for the accommodation of a bike lane without additional street construction or widening.

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Jon Baughman, Associate Planner
MEETING: November 28, 2016
SUBJECT: STP 278-2016 (Lot 4 Reserve Commercial)

STP 278-2016: Submitted by Anderson, Delk, Epps and Associates for property located on Reserve Boulevard. The property is zoned B-4, Central Business District, and contains approximately 2.024 acres. The applicant requests sketch plan approval for a one commercial lot with two separate commercial buildings.

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

Request: The applicant requests sketch plan approval of two, two story, 12,000 square foot commercial buildings and associated facilities at the site to be completed in two phases. Expected tenants include professional offices, medical offices, restaurants and retail.

Streets and Sidewalks: Reserve Boulevard (an Arterial) is an improved two-lane street with curb and gutter for its entire length. The right-of-way width is 65' and is acceptable. A sidewalk is required to be constructed along the projects frontage on Reserve Boulevard and is shown on the site plan.

Access: The applicant proposes one curb cut for a 25' access drive onto Reserve Boulevard that appears to align with Prince Street on the north side of Reserve Boulevard. Cross access is provided for at the southern end of the lot. Following staff review, the applicant submitted a turning template.

Bicycle and Greenway Plan: Reserve Boulevard is identified as a bike lane route. Planning staff is requiring the installation of a share the road sign.

Building Design: The applicant proposes two, two-story buildings to be built in two phases. Both buildings are indicated as being 12,000 square feet. Elevations provided indicate brick and stone as the primary building materials. The front façade of the southern building will front on Saturn Parkway.

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

Parking and Loading: The applicant proposes 133 parking spaces. The plans indicate that, according to the City's zoning ordinance, 126 spaces are required. The plan shows provisions for 8 bicycle parking spaces.

Engineering/Public Works Comments:

1. Detention calculations are under review.
2. Add standard note that commercial HOA will be responsible for the maintenance of all open space, detention areas, and drainage swales.
3. Revise sewer profile to show a drop manhole connection.

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Jon Baughman, Associate Planner
MEETING: November 28, 2016
SUBJECT: ANX 279-2016 (4636 Tom Lunn Road)

ANX 279-2016: Submitted by Huntly Gordon for 1.86 acres property located at 4636 Tom Lunn Road. The applicant is requesting annexation of the property.

Property Description: This property is located along the east side of Port Royal Road, between Tom Lunn Road and Jim Warren Road.

Request: The applicant requests to annex the property into the city limits.

Emergency Response: Spring Hill Fire and Police currently respond to calls for service for all surrounding properties and would respond to an emergency on the subject property due to its location. Annexation will not significantly impact levels of service. Future rezoning and change in use could impact the levels of service.

Water and Sewer: Public utilities are not available at the site. Further development of the site will require the extension of utilities.

Land Use and Zoning: Upon annexation, the zoning classification will be designated as AG, Agricultural, until Planning Commission consideration and Board of Mayor and Aldermen approval of a rezoning request.

Surrounding properties are zoned M-1 to the west and B-4 to the east. The future land use map in the Spring Hill Rising 2040 plan indicates the area as a Community Commerce Area.

The subject property is an "island" of unincorporated area, which creates the potential for confusion and complication in jurisdiction of emergency response, utility service, and land use. Staff finds that annexation of the subject properties will contribute to the orderly development of the City and will not have a negative impact on the City's ability to provide emergency services and utilities to current and surrounding property owners.

Engineers/Public Works Comments: No comments.

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Jon Baughman, Associate Planner
MEETING: November 28, 2016
SUBJECT: ADM 281-2016 (Spring Hill Smiles)

ADM 281-2016: Submitted by T.W. Frierson Contractor, Inc. for Spring Hill Smiles. The property is zoned B-4, Central Business District and contains 1.25 acres. The applicant requests a major modification to Spring Hill Smiles.

Property Description and History: This property is located northwest of the intersection of Reserve Boulevard and Port Royal Road. The property to the east is developed for a bank, and Grassy Branch Creek is located to the west. This is the second major modification request since approval of the site plan for the facility on March 14, 2016.

Request: The applicant requests, for the second time, a major modification to the approved site plan application (STP 148-2016) for Spring Hill Smiles to include changing the color of portions of the buildings stone veneer on the north, south and east elevations. The color change is from light gray to dark gray.

Discussion: The purpose of the Design Review Guidelines is to protect the integrity and enhance the value of the City through design values and preferences that the City has determined will result in a high quality built environment while maintaining uniqueness and an authentic sense of place. The previous major modification request, which was approved, resulted in a significant reduction in façade articulation, combination in materials, and changes in the roofline. This latest modification request does not alter these attributes; however, the changes will result in a more monochromatic appearance of the structure.

Engineering/Public Works Comments: No comments.

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: November 28, 2016
SUBJECT: PPL 282-2016 (The Villages at Harvest Point)

PPL 282-2016: Submitted by Littlejohn for Harvest Point Phases 1-4 & 7. The property is zoned R-2, Medium Density Residential, PUD, Planned Unit Development and contains approximately 53.79 acres. The applicant requests Preliminary Plat approval for 166 single family residential lots.

Property Description: This property is located southwest of Cleburne Road and Beechcroft Road. In August of 2016, the Board of Mayor and Aldermen approved a request to rezone the parent tract, containing more than 473 acres, from R-2 to Planned Unit Development (PUD 199-2016) in order to allow for a mixed-use development of single-family homes, townhomes, and a live-work village with nonresidential uses. This area of the project boundary is adjacent to Spring Hill Middle School, and a creek traverses the entire west side of the property.

In October of 2016, the Planning Commission approved a final development plan (PUD 254-2016) for a portion of the overall PUD to include 557 single-family lots, 234 townhome lots, and the village square. Construction plans were not been submitted for utilities, streets, parking areas, and other associated infrastructure; therefore, the final development plan approval did not grant construction approval. Planning Commission approval of a preliminary plat application is required prior to construction.

Request: The applicant requests preliminary plat approval for Sections 1, 2, 3, 4, and 7 for a total of 166 single-family detached lots, associated infrastructure, open space, and the required trail amenity.

Streets and Sidewalks: The applicant proposes several new local streets with sidewalk internal to the site in accordance with the standards and criteria of the master development plan approved for the project. These sections are adjacent to Cleburne Road, which is currently owned and maintained by Maury County. The applicant proposes to dedicate additional right-of-way to Maury County in the amount of 37.5 feet from centerline in accordance with the Collector street standards of the City's Major Thoroughfare Plan.

Bulk and Area: Based on staff's review of the information provided, this proposal is compliant with the minimum bulk and area requirements of the City's PUD provisions and the master development plan approved for the project.

Bicycle and Greenway Plan: The applicant proposes almost 4.5 miles of internal trails to provide for internal multi-modal circulation and connections outside of the neighborhood, particularly to the Spring Hill Middle School.

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: November 28, 2016
SUBJECT: SKP 283-2016 (Honest One Auto Care)

SKP 283-2016: Submitted by Development Management Group, LLC for property located at 4875 Port Royal Rd. The property is zoned B-4, Central Business District and contains approximately 1.08 acres. The applicant requests sketch plan approval for a 5,218 square foot auto care facility.

Property Description: This property is located northwest of the intersection of Reserve Boulevard and Port Royal Road in the Parks Commercial Subdivision.

Request: The applicant requests sketch plan approval for a one-story automobile service business and associate parking.

Streets and sidewalk: The subject property does not have frontage onto a public street. Staff recommends consideration of sidewalk construction along the west side of the internal private drive, which has been required of the surrounding properties.

Access: The applicant proposes two curb cuts onto the existing private drive approved and constructed with the subdivision of land. One driveway is aligned with a private driveway that intersects with Port Royal Road, and the second driveway is offset from the Bojangles driveway to the east. The Planning Commission has established a policy to require that proposed driveways align with existing driveways to reduce turning conflicts and promote traffic safety. The applicant has declined staff's recommendation to align his driveway with the surrounding driveways. Staff's recommendation to align remains.

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

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

Landscaping and buffering: The proposal is compliant with the City's landscaping and buffering requirements.

Parking and loading: Based on the information provided by the applicant, 11 parking spaces are required, and 23 are proposed to be installed.

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Jon Baughman, Associate Planner
MEETING: November 28, 2016
SUBJECT: SKP 284-2016 (4008 Parkfield Loop)

SKP 284-2016: Submitted by Ahler & Associates, LLC for property located at 4008 Parkfield Loop N. The property is zoned M-1, Light Industrial, and contains approximately 5.25 acres. The applicant requests sketch plan approval for 33,000 square feet of professional office space in three separate buildings.

Property Description and History: This undeveloped property is located in the Parkway Business Center. The majority of the surrounding land uses to the north, east, and west are single-family residential. The properties on either side are zoned M-1, Light Industrial and are vacant. The properties to the north are zoned AG, Agriculture, and R-2, Medium Density Residential.

Request: The applicant requests sketch plan approval of 33,000 square feet of professional office space to be constructed in three phases in three separate buildings. The applicant also desires to have the ability to subdivide the third phase in the future.

Access: The applicant proposes one access point off of Parkfield Loop. Typical drive aisle width on the site is shown as 24'.

Streets and Sidewalk: The sketch plan indicates a 5' sidewalk along the sites frontage. Parkfield Loop N. 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.

Bicycle and Greenway Plan: This location is not impacted by the Bicycle and Greenway Plan. Bicycle parking is shown but the number of racks and the details of the racks needs to be included.

Building Design: Submitted building elevations indicate a primarily brick façade. Colors and secondary materials are to be determined.

Landscaping and Buffering: The plan indicates a 25' landscape buffer along the northern and western property lines. The applicant has not provided supplementary landscaping or buffering information.

Parking and Loading: The applicant proposes approximately 214 parking spaces. The City of Spring Hill Zoning Ordinance requires 165 space plus addition spaces dependent on the number of employees.

Engineering/Public Works Comments: No comments.

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: November 28, 2016
SUBJECT: ADM 286-2016 (Derryberry Estates)

ADM 286-2016: Submitted by SEC, Inc for Cottages of Derryberry Estates. The property is zoned R-2, Medium Density Residential, PUD, Planned Unit Development and contains approximately 13.56 acres. The applicant requests PUD amendment.

Property Description: This property is located on Port Royal Road, south of Longhunter Chase Drive and northeast of the intersection of Port Royal Road and Tom Lunn Road and the City's Port Royal Park. Rutherford Creek is contiguous to the property's eastern boundary.

In 2013, the Planning Commission and Board of Mayor and Aldermen approved a Planned Unit Development (PUD) application for Derryberry Estates to allow for 160 single-family dwellings with relief from the minimum bulk and area requirements of the R-2 zoning district. In 2015, the Planning Commission approved a preliminary plat application (PPL 86-2015) for 47 single-family residences, open space, and associated street improvements to Port Royal Road.

Request: The applicant requests approval of an amendment to the PUD to allow for the inclusion of townhomes in the project boundary on the west side of Port Royal Road. Staff has included the previously approved master development plan in this agenda packet.