

SPRING HILL
MUNICIPAL PLANNING COMMISSION
PUBLIC HEARING AGENDA
199 Town Center Parkway
Monday, December 12, 2016
5:30 P.M.



Call meeting to order

Stipulation of members present

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

Concerned Citizens (Non-Agenda Items)

Public Comment (Agenda Items)

Approval of November 14, 2016 meeting minutes

Approval of the agenda

Consent Agenda:

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. **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.
8. **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.
9. **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.
10. **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.
11. **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.

Other Business

Adjourn

**SPRING HILL
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY NOVEMBER 14, 2016
5:30 P.M.**

Vice Chairman Matt Koss called the meeting to order

Members present were: Alderman Duda, Alderman Matt Fitterer, Pat Hairston, and Charles Schoenbrodt. Also present were: City Attorney Patrick Carter, Dara Sanders, Jonathan Baughman, Bonnie Turnbow and City Engineer, Tom Wolf. Paula Hepp was absent. Chairman Paul Downing arrived at 5:50pm.

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

Concerned Citizens (Non-Agenda Items):

James Ekleberry, 1034 Timber Valley Dr., voiced his concerns when developer paved the roads the curbing in the subdivision was not replaced and messed up. Photo's included in the minutes. Landscaping area that is not being maintained.

Robert Dewitt, 2015 Cobblestone Dr., voiced his concerns about Cobblestone Village and the drainage ditch issues. Trying to insure a smooth transition in transferring of the subdivision from the developer to the subdivision.

Richard Edwards, 3015 Dove Court, voiced his concerns about Cobblestone Village and the drainage issues and no silt fences.

Lauren Walsh, 3008 Dove Court, voiced her concerns about the open space, drainage problems and multiple issues in Cobblestone Village.

Public Comment (Agenda Items) – No Comments

Approval of October 10, 2016 meeting minutes: Alderman Fitterer made a motion to approve the October 10, 2016 meeting minutes. Motion seconded by Alderman Duda. Motion passed 5/0.

Approval of the agenda:

Alderman Fitterer made a motion to approve the October 10, 2016 meeting minutes. Motion seconded by Commissioner Hairston. Motion passed 5/0.

Consent Agenda:

1. Resolution 16-115 Establish Maintenance Bond for Brixworth Ph 4 Sec 1
2. Resolution 16-116 Establish Performance Bond for Brixworth Ph 4 Sec 1
3. Resolution 16-117 Establish Maintenance Bond for Brixworth Ph 4 Sec 2
4. Resolution 16-118 Establish Performance Bond for Brixworth Ph 4 Sec 2
5. Resolution 16-120 Release Performance Letter Of Credit and Establish Maintenance Letter Of Credit for Willowvale Ph 2
6. Resolution 16-121 Release Maintenance Bond for Willowvale Ph 3
7. Resolution 16-122 Release Performance Letter Of Credit and Establish Maintenance Letter Of Credit for Willowvale Ph 3

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

16. **FPL 264:2016:** Submitted by Anderson, Delk, Epps & Associates, Inc for the Arbors at Autumn Ridge Phase 12. The property is zoned R-2 Medium Density, PUD, Planned Unit Development and contains approximately 4.73 acres. The applicant requests final plat approval for 16 single family residential lots. (Planner: Baughman)

Alderman Duda made a motion to approve the Consent Agenda. Motion seconded by Commissioner Schoenbrodt. Motion passed 5/0.

New Business:

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

Commissioner Hairston made a motion to deny **ADM 266-2016**. Motion seconded by Alderman Duda. Motion to deny **ADM 266-2016** passed 6/0.

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

Alderman Fitterer made a motion to defer **RZN 268-2016**. Motion seconded by Commissioner Hairston. Motion to defer **RZN 268-2016** passed 6/0.

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

Staff Conditions:

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

Alderman Duda made a motion to amend STP 157-2016 to include staff recommendation. Motion seconded by Alderman Fitterer. Motion passed 6/0.

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

Staff Recommendations:

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

Alderman Duda made a motion to approve SKP 271-2016 with staff conditions. Motion seconded by Commissioner Koss. Motion passed 6/0.

- 5) **Resolution 16-119:** Release Performance Letter Of Credit and Establish Maintenance Letter Of Credit for Willowvale Ph1

Alderman Fitterer made a motion to pass **Resolution 16-119**. Motion seconded by Commissioner Hairston. Motion passed 6/0.

Other Business

Paul Downing, Chairman

Dara Sanders P.C. Secretary



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.

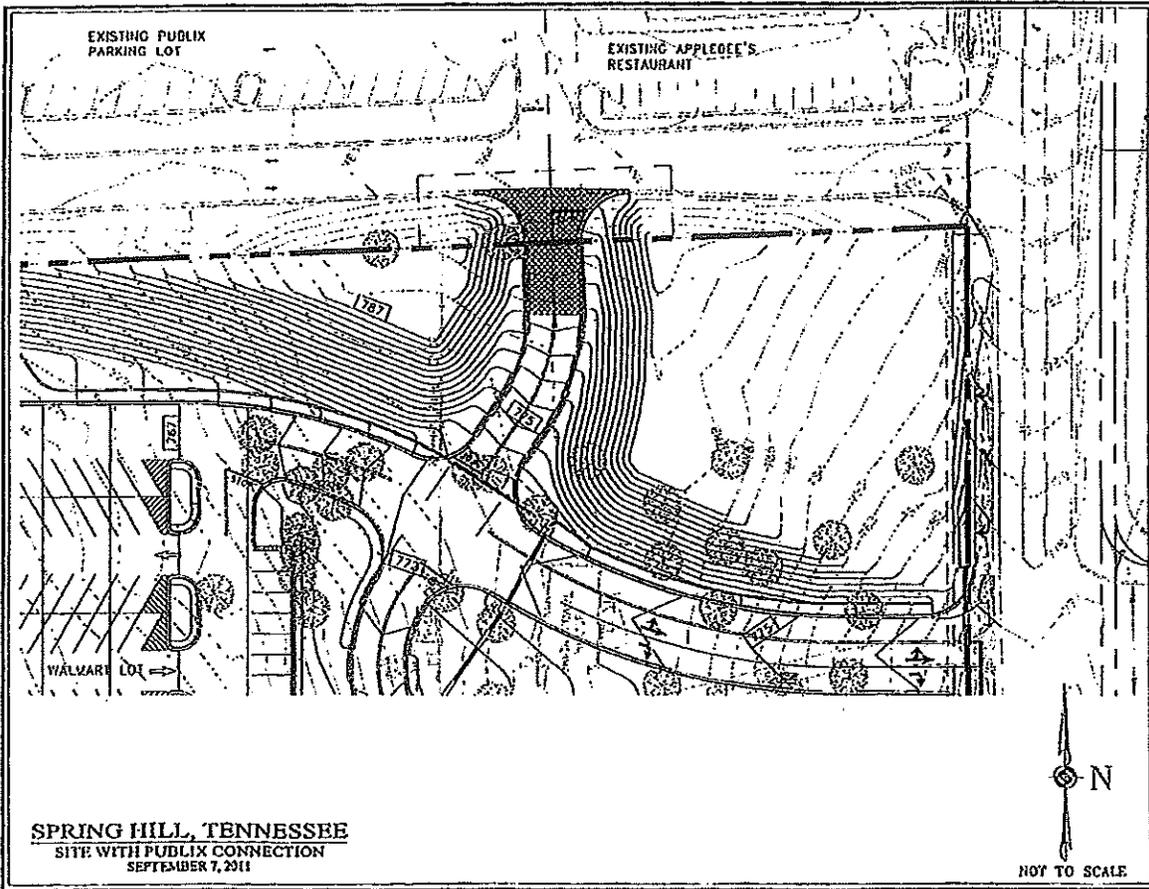
NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Performance Bond for Wal-Mart access road in the amount of \$22,000.00 is hereby approved

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.

Chris Crumley
City of Spring Hill Utility Inspector (signature)

Chris Crumley
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 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

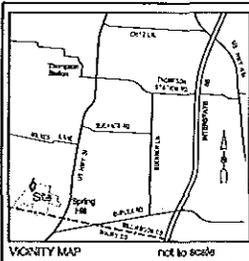
Thomas S. Wolf, City Engineer

199 TOWN CENTER PARKWAY

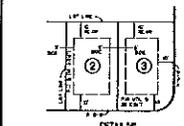
P.O. BOX 789

SPRING HILL, TN 37174

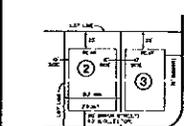
PHONE (931)486-2252 NASHVILLE LINE (615)248-6307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516



VOCALITY MAP not to scale



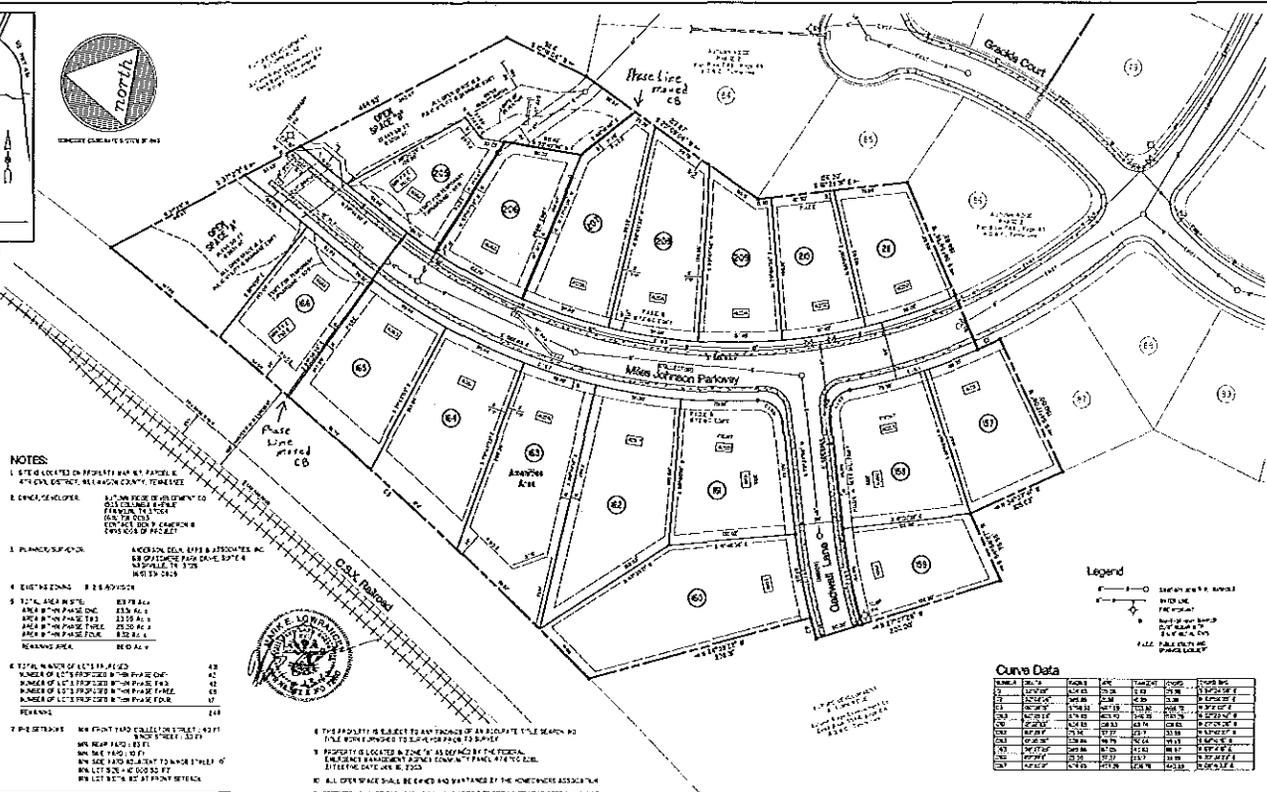
DETAIL OF TYPICAL LAYOUT



TYPICAL MINIMUM BUILDING SETBACKS

Lot Data

Lot #	Area (sq ft)	Area (sq ft)	Area (sq ft)
1	10,000	10,000	10,000
2	10,000	10,000	10,000
3	10,000	10,000	10,000
4	10,000	10,000	10,000
5	10,000	10,000	10,000
6	10,000	10,000	10,000
7	10,000	10,000	10,000
8	10,000	10,000	10,000
9	10,000	10,000	10,000
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12	10,000	10,000	10,000
13	10,000	10,000	10,000
14	10,000	10,000	10,000
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59	10,000	10,000	10,000
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81	10,000	10,000	10,000
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83	10,000	10,000	10,000
84	10,000	10,000	10,000
85	10,000	10,000	10,000
86	10,000	10,000	10,000
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88	10,000	10,000	10,000
89	10,000	10,000	10,000
90	10,000	10,000	10,000
91	10,000	10,000	10,000
92	10,000	10,000	10,000
93	10,000	10,000	10,000
94	10,000	10,000	10,000
95	10,000	10,000	10,000
96	10,000	10,000	10,000
97	10,000	10,000	10,000
98	10,000	10,000	10,000
99	10,000	10,000	10,000
100	10,000	10,000	10,000



- NOTES:**
1. SITE LOCATED ON PROPERTY MAP BY PARCELS 474 AND 475, SECTION 16, RANGE 10N, TOWNSHIP 10N, RANGE 10E, COUNTY OF SPRING HILL, TENNESSEE.
 2. OWNER: DEVELOPER: [Name]
 3. PLANNING/ENGINEER: [Name]
 4. EIGHT (8) LOTS TO BE ADDED TO THE PROJECT.
 5. TOTAL AREA IN THIS PHASE: 100,000 SQ. FT.
 6. TOTAL NUMBER OF LOTS: 82.
 7. SETBACKS: [Details]
 8. THE PROPERTY IS SUBJECT TO ANY TRAFFIC SIGNALS OR STOP SIGNS IN THE VICINITY OF THIS PROJECT.
 9. PROPERTY IS LOCATED IN ZONE R-10 AS SHOWN BY THE OFFICIAL ZONING MAP OF THE CITY OF SPRING HILL, TENNESSEE, DATED JAN. 10, 2005.
 10. ALL OPEN SPACES SHALL BE CARED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.
 11. RETENTION WILL BE REQUIRED TO BE MAINTAINED FROM THE FRONT YARD TO THE REAR YARD TO BE MAINTAINED FOR 10 TO 15 YEARS.
 12. THE CITY ENGINEER SHALL BE REQUIRED.
 13. ALL DESIGN STANDARDS SHALL BE MAINTAINED BY THE HOMEOWNER ASSOCIATION.
 14. ALL UTILITIES SHALL BE MAINTAINED BY THE HOMEOWNER ASSOCIATION.
 15. ALL UTILITIES SHALL BE MAINTAINED BY THE HOMEOWNER ASSOCIATION.
 16. ALL UTILITIES SHALL BE MAINTAINED BY THE HOMEOWNER ASSOCIATION.
 17. ALL UTILITIES SHALL BE MAINTAINED BY THE HOMEOWNER ASSOCIATION.
 18. ALL UTILITIES SHALL BE MAINTAINED BY THE HOMEOWNER ASSOCIATION.
 19. ALL UTILITIES SHALL BE MAINTAINED BY THE HOMEOWNER ASSOCIATION.
 20. ALL UTILITIES SHALL BE MAINTAINED BY THE HOMEOWNER ASSOCIATION.



Curve Data

Station	PC	PT	PI	Curve Length	Radius	Delta	Chord	Offset
1+00	1+00	1+00	1+00	0	0	0	0	0
1+05	1+05	1+05	1+05	0	0	0	0	0
1+10	1+10	1+10	1+10	0	0	0	0	0
1+15	1+15	1+15	1+15	0	0	0	0	0
1+20	1+20	1+20	1+20	0	0	0	0	0
1+25	1+25	1+25	1+25	0	0	0	0	0
1+30	1+30	1+30	1+30	0	0	0	0	0
1+35	1+35	1+35	1+35	0	0	0	0	0
1+40	1+40	1+40	1+40	0	0	0	0	0
1+45	1+45	1+45	1+45	0	0	0	0	0
1+50	1+50	1+50	1+50	0	0	0	0	0
1+55	1+55	1+55	1+55	0	0	0	0	0
1+60	1+60	1+60	1+60	0	0	0	0	0
1+65	1+65	1+65	1+65	0	0	0	0	0
1+70	1+70	1+70	1+70	0	0	0	0	0
1+75	1+75	1+75	1+75	0	0	0	0	0
1+80	1+80	1+80	1+80	0	0	0	0	0
1+85	1+85	1+85	1+85	0	0	0	0	0
1+90	1+90	1+90	1+90	0	0	0	0	0
1+95	1+95	1+95	1+95	0	0	0	0	0
2+00	2+00	2+00	2+00	0	0	0	0	0

CERTIFICATE OF CONFORMANCE

I, the undersigned, being duly sworn, depose and say that the above is a true and correct copy of the original as shown to me by the undersigned, and that the same is a true and correct copy of the original as shown to me by the undersigned.

Notary Public for the State of Tennessee

[Signature]

CERTIFICATE OF APPROVAL OF WATER UTILITIES

I, the undersigned, being duly sworn, depose and say that the above is a true and correct copy of the original as shown to me by the undersigned, and that the same is a true and correct copy of the original as shown to me by the undersigned.

Notary Public for the State of Tennessee

[Signature]

CERTIFICATE OF APPROVAL OF PUBLIC UTILITIES

I, the undersigned, being duly sworn, depose and say that the above is a true and correct copy of the original as shown to me by the undersigned, and that the same is a true and correct copy of the original as shown to me by the undersigned.

Notary Public for the State of Tennessee

[Signature]

CERTIFICATE OF APPROVAL OF ELECTRICAL

I, the undersigned, being duly sworn, depose and say that the above is a true and correct copy of the original as shown to me by the undersigned, and that the same is a true and correct copy of the original as shown to me by the undersigned.

Notary Public for the State of Tennessee

[Signature]

CERTIFICATE OF APPROVAL FOR RECORDING

I, the undersigned, being duly sworn, depose and say that the above is a true and correct copy of the original as shown to me by the undersigned, and that the same is a true and correct copy of the original as shown to me by the undersigned.

Notary Public for the State of Tennessee

[Signature]

CERTIFICATE OF CONFORMANCE AND CONSENT

I, the undersigned, being duly sworn, depose and say that the above is a true and correct copy of the original as shown to me by the undersigned, and that the same is a true and correct copy of the original as shown to me by the undersigned.

Notary Public for the State of Tennessee

[Signature]

CERTIFICATE OF APPROVAL OF WATER UTILITIES

I, the undersigned, being duly sworn, depose and say that the above is a true and correct copy of the original as shown to me by the undersigned, and that the same is a true and correct copy of the original as shown to me by the undersigned.

Notary Public for the State of Tennessee

[Signature]

CERTIFICATE OF APPROVAL OF PUBLIC UTILITIES

I, the undersigned, being duly sworn, depose and say that the above is a true and correct copy of the original as shown to me by the undersigned, and that the same is a true and correct copy of the original as shown to me by the undersigned.

Notary Public for the State of Tennessee

[Signature]

CERTIFICATE OF APPROVAL OF ELECTRICAL

I, the undersigned, being duly sworn, depose and say that the above is a true and correct copy of the original as shown to me by the undersigned, and that the same is a true and correct copy of the original as shown to me by the undersigned.

Notary Public for the State of Tennessee

[Signature]

CERTIFICATE OF APPROVAL FOR RECORDING

I, the undersigned, being duly sworn, depose and say that the above is a true and correct copy of the original as shown to me by the undersigned, and that the same is a true and correct copy of the original as shown to me by the undersigned.

Notary Public for the State of Tennessee

[Signature]

FINAL SUBDIVISION PLAN

CITY OF SPRING HILL PLANNING COMMISSION

TOTAL ACRES: 100.00 TOTAL LOTS: 82

ACRES OPEN SPACE: 10.00

OWNER: [Name]

DATE: 2-28-14

SCALE: 1" = 50'



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

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 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 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

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 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

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.

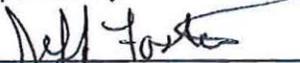
Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

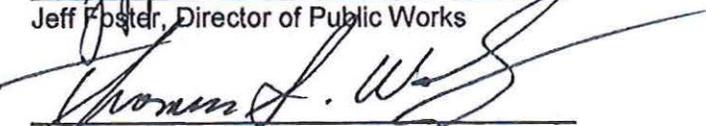
Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.


City of Spring Hill Utility Inspector (signature)

Chris Crumley
Printed name:

Approved By:


Jeff Foster, Director of Public Works


Thomas S. Wolf, City Engineer

199 TOWN CENTER PARKWAY

P.O. BOX 789

SPRING HILL, TN 37174

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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 P552 Page 259 County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restrictions thereon, and that there is no irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date: 4-7-13 Owner: John W. Baker, Inc.

CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision plan 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: 4-7-13 Secretary of Planning Commission

REMARKS:
 1. Sidewalks were shown on the Final Plat of Section 5-A in The Crossing at Wailes Grove of Record in Plat Book P48 Page 75 R.O.C. N.
 2. The Sidewalks was located as part of Section 5-A
 3. Additional Sidewalks are subject to Section 5-C

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 1:43,000.

Date: 02/13/2013 Registered Land Surveyor

CERTIFICATE OF APPROVAL OF WATER & SEWER SYSTEM
 I hereby certify that the Water and Sewer system outlined or indicated on the final plot subdivision plat of Wailes Grove Section 5C has been installed in accordance with current local and state governmental requirements, or a sufficient bond or other security has been filed to guarantee said installation.

Date: 4-2-13

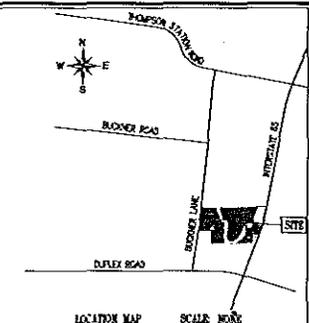
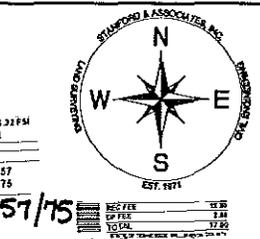
CERTIFICATE OF APPROVAL OF PUBLIC WAYS OR EASEMENTS
 I hereby certify (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the City of Spring Hill Subdivision Regulations, or (2) that a performance bond or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

Date: 4-26-2013

Minimum Floor Elevation Based on Flood Study of Areas Cracked by Water Debris and Trailing the 100 Year Storm Event
 Minimum Floor Elev. Set 3' above 100 Yr. Storm Elevation
 Elev = 7.07' - Lots 502-513
 Elev = 7.23' - Lots 514-511
 Elev = 7.17' - Lots 518
 Elev = 7.12' - Lots 518

Minimum Floor Elevation Based on Flood Study of Areas Cracked by Water Debris and Trailing the 100 Year Storm Event
 Minimum Floor Elev. Set 3' above 100 Yr. Storm Elevation
 Elev = 7.07' - Lots 502-513
 Elev = 7.23' - Lots 514-511
 Elev = 7.17' - Lots 518
 Elev = 7.12' - Lots 518

Minimum Floor Elevation Based on Flood Study of Areas Cracked by Water Debris and Trailing the 100 Year Storm Event
 Minimum Floor Elev. Set 3' above 100 Yr. Storm Elevation
 Elev = 7.07' - Lots 502-513
 Elev = 7.23' - Lots 514-511
 Elev = 7.17' - Lots 518
 Elev = 7.12' - Lots 518



Lot	Area	Acres	Street Address
414	1.00	0.24	2005 Rubber Court
415	1.00	0.24	2006 Rubber Court
416	1.00	0.24	2007 Rubber Court
417	1.00	0.24	2008 Rubber Court
418	1.00	0.24	2009 Rubber Court
419	1.00	0.24	2010 Rubber Court
420	1.00	0.24	2011 Rubber Court
421	1.00	0.24	2012 Rubber Court
422	1.00	0.24	2013 Rubber Court
423	1.00	0.24	2014 Rubber Court
424	1.00	0.24	2015 Rubber Court
425	1.00	0.24	2016 Rubber Court
426	1.00	0.24	2017 Rubber Court
427	1.00	0.24	2018 Rubber Court
428	1.00	0.24	2019 Rubber Court
429	1.00	0.24	2020 Rubber Court
430	1.00	0.24	2021 Rubber Court
431	1.00	0.24	2022 Rubber Court
432	1.00	0.24	2023 Rubber Court
433	1.00	0.24	2024 Rubber Court
434	1.00	0.24	2025 Rubber Court
435	1.00	0.24	2026 Rubber Court
436	1.00	0.24	2027 Rubber Court
437	1.00	0.24	2028 Rubber Court
438	1.00	0.24	2029 Rubber Court
439	1.00	0.24	2030 Rubber Court
440	1.00	0.24	2031 Rubber Court
441	1.00	0.24	2032 Rubber Court
442	1.00	0.24	2033 Rubber Court
443	1.00	0.24	2034 Rubber Court
444	1.00	0.24	2035 Rubber Court
445	1.00	0.24	2036 Rubber Court
446	1.00	0.24	2037 Rubber Court
447	1.00	0.24	2038 Rubber Court
448	1.00	0.24	2039 Rubber Court
449	1.00	0.24	2040 Rubber Court
450	1.00	0.24	2041 Rubber Court
451	1.00	0.24	2042 Rubber Court
452	1.00	0.24	2043 Rubber Court
453	1.00	0.24	2044 Rubber Court
454	1.00	0.24	2045 Rubber Court
455	1.00	0.24	2046 Rubber Court
456	1.00	0.24	2047 Rubber Court
457	1.00	0.24	2048 Rubber Court
458	1.00	0.24	2049 Rubber Court
459	1.00	0.24	2050 Rubber Court
460	1.00	0.24	2051 Rubber Court
461	1.00	0.24	2052 Rubber Court
462	1.00	0.24	2053 Rubber Court
463	1.00	0.24	2054 Rubber Court
464	1.00	0.24	2055 Rubber Court
465	1.00	0.24	2056 Rubber Court
466	1.00	0.24	2057 Rubber Court
467	1.00	0.24	2058 Rubber Court
468	1.00	0.24	2059 Rubber Court
469	1.00	0.24	2060 Rubber Court
470	1.00	0.24	2061 Rubber Court
471	1.00	0.24	2062 Rubber Court
472	1.00	0.24	2063 Rubber Court
473	1.00	0.24	2064 Rubber Court
474	1.00	0.24	2065 Rubber Court
475	1.00	0.24	2066 Rubber Court
476	1.00	0.24	2067 Rubber Court
477	1.00	0.24	2068 Rubber Court
478	1.00	0.24	2069 Rubber Court
479	1.00	0.24	2070 Rubber Court
480	1.00	0.24	2071 Rubber Court
481	1.00	0.24	2072 Rubber Court
482	1.00	0.24	2073 Rubber Court
483	1.00	0.24	2074 Rubber Court
484	1.00	0.24	2075 Rubber Court
485	1.00	0.24	2076 Rubber Court
486	1.00	0.24	2077 Rubber Court
487	1.00	0.24	2078 Rubber Court
488	1.00	0.24	2079 Rubber Court
489	1.00	0.24	2080 Rubber Court
490	1.00	0.24	2081 Rubber Court
491	1.00	0.24	2082 Rubber Court
492	1.00	0.24	2083 Rubber Court
493	1.00	0.24	2084 Rubber Court
494	1.00	0.24	2085 Rubber Court
495	1.00	0.24	2086 Rubber Court
496	1.00	0.24	2087 Rubber Court
497	1.00	0.24	2088 Rubber Court
498	1.00	0.24	2089 Rubber Court
499	1.00	0.24	2090 Rubber Court
500	1.00	0.24	2091 Rubber Court
501	1.00	0.24	2092 Rubber Court
502	1.00	0.24	2093 Rubber Court
503	1.00	0.24	2094 Rubber Court
504	1.00	0.24	2095 Rubber Court
505	1.00	0.24	2096 Rubber Court
506	1.00	0.24	2097 Rubber Court
507	1.00	0.24	2098 Rubber Court
508	1.00	0.24	2099 Rubber Court
509	1.00	0.24	2100 Rubber Court
510	1.00	0.24	2101 Rubber Court
511	1.00	0.24	2102 Rubber Court
512	1.00	0.24	2103 Rubber Court
513	1.00	0.24	2104 Rubber Court
514	1.00	0.24	2105 Rubber Court
515	1.00	0.24	2106 Rubber Court
516	1.00	0.24	2107 Rubber Court
517	1.00	0.24	2108 Rubber Court
518	1.00	0.24	2109 Rubber Court
519	1.00	0.24	2110 Rubber Court
520	1.00	0.24	2111 Rubber Court
521	1.00	0.24	2112 Rubber Court
522	1.00	0.24	2113 Rubber Court
523	1.00	0.24	2114 Rubber Court
524	1.00	0.24	2115 Rubber Court
525	1.00	0.24	2116 Rubber Court
526	1.00	0.24	2117 Rubber Court
527	1.00	0.24	2118 Rubber Court
528	1.00	0.24	2119 Rubber Court
529	1.00	0.24	2120 Rubber Court
530	1.00	0.24	2121 Rubber Court
531	1.00	0.24	2122 Rubber Court
532	1.00	0.24	2123 Rubber Court
533	1.00	0.24	2124 Rubber Court
534	1.00	0.24	2125 Rubber Court
535	1.00	0.24	2126 Rubber Court
536	1.00	0.24	2127 Rubber Court
537	1.00	0.24	2128 Rubber Court
538	1.00	0.24	2129 Rubber Court
539	1.00	0.24	2130 Rubber Court
540	1.00	0.24	2131 Rubber Court
541	1.00	0.24	2132 Rubber Court
542	1.00	0.24	2133 Rubber Court
543	1.00	0.24	2134 Rubber Court
544	1.00	0.24	2135 Rubber Court
545	1.00	0.24	2136 Rubber Court
546	1.00	0.24	2137 Rubber Court
547	1.00	0.24	2138 Rubber Court
548	1.00	0.24	2139 Rubber Court
549	1.00	0.24	2140 Rubber Court
550	1.00	0.24	2141 Rubber Court
551	1.00	0.24	2142 Rubber Court
552	1.00	0.24	2143 Rubber Court
553	1.00	0.24	2144 Rubber Court
554	1.00	0.24	2145 Rubber Court
555	1.00	0.24	2146 Rubber Court
556	1.00	0.24	2147 Rubber Court
557	1.00	0.24	2148 Rubber Court
558	1.00	0.24	2149 Rubber Court
559	1.00	0.24	2150 Rubber Court
560	1.00	0.24	2151 Rubber Court
561	1.00	0.24	2152 Rubber Court
562	1.00	0.24	2153 Rubber Court
563	1.00	0.24	2154 Rubber Court
564	1.00	0.24	2155 Rubber Court
565	1.00	0.24	2156 Rubber Court
566	1.00	0.24	2157 Rubber Court
567	1.00	0.24	2158 Rubber Court
568	1.00	0.24	2159 Rubber Court
569	1.00	0.24	2160 Rubber Court
570	1.00	0.24	2161 Rubber Court
571	1.00	0.24	2162 Rubber Court
572	1.00	0.24	2163 Rubber Court
573	1.00	0.24	2164 Rubber Court
574	1.00	0.24	2165 Rubber Court
575	1.00	0.24	2166 Rubber Court
576	1.00	0.24	2167 Rubber Court
577	1.00	0.24	2168 Rubber Court
578	1.00	0.24	2169 Rubber Court
579	1.00	0.24	2170 Rubber Court
580	1.00	0.24	2171 Rubber Court
581	1.00	0.24	2172 Rubber Court
582	1.00	0.24	2173 Rubber Court
583	1.00	0.24	2174 Rubber Court
584	1.00	0.24	2175 Rubber Court
585	1.00	0.24	2176 Rubber Court
586	1.00	0.24	2177 Rubber Court
587	1.00	0.24	2178 Rubber Court
588	1.00	0.24	2179 Rubber Court
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590	1.00	0.24	2181 Rubber Court
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594	1.00	0.24	2185 Rubber Court
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597	1.00	0.24	2188 Rubber Court
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602	1.00	0.24	2193 Rubber Court
603	1.00	0.24	2194 Rubber Court
604	1.00	0.24	2195 Rubber Court
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608	1.00	0.24	2199 Rubber Court
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611	1.00	0.24	2202 Rubber Court
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613	1.00	0.24	2204 Rubber Court
614	1.00	0.24	2205 Rubber Court
615	1.00	0.24	2206 Rubber Court
616	1.00	0.24	2207 Rubber Court
617	1.00	0.24	2208 Rubber Court
618	1.00	0.24	2209 Rubber Court
619	1.00	0.24	2210 Rubber Court
620	1.00	0.24	2211 Rubber Court
621	1.00	0.24	2212 Rubber Court
622	1.00	0.24	2213 Rubber Court
623	1.00	0.24	2214 Rubber Court
624	1.00	0.24	2215 Rubber Court
625	1.00	0.24	2216 Rubber Court
626	1.00	0.24	2217 Rubber Court
627	1.00	0.24	2218 Rubber Court
628	1.00	0.24	2219 Rubber Court
629	1.00	0.24	2220 Rubber Court
630	1.00	0.24	2221 Rubber Court
631	1.00	0.24	2222 Rubber Court
632	1.00	0.24	2223 Rubber Court
633	1.00	0.24	2224 Rubber Court
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640	1.00	0.24	2231 Rubber Court
641	1.00	0.24	2232 Rubber Court
642	1.00	0.24	2233 Rubber Court
643	1.00	0.24	2234 Rubber Court
644	1.00	0.24	2235 Rubber Court
645	1.00	0.24	2236 Rubber Court
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649	1.00	0.24	2240 Rubber Court
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651	1.00	0.24	2242 Rubber Court
652	1.00	0.24	2243 Rubber Court
653	1.00	0.24	2244 Rubber Court
654	1.00	0.24	2245 Rubber Court
655	1.00	0.24	2246 Rubber Court
656	1.00	0.24	2247 Rubber Court
657	1.00	0.24	2248 Rubber Court
658	1.00	0.24	2249 Rubber Court
659	1.00	0.24	2250 Rubber Court
660	1.00	0.24	2251 Rubber Court
661	1.00	0.24	2252 Rubber Court
662	1.00	0.24	2253 Rubber Court
663	1.00	0.24	2254 Rubber Court
664	1.00	0.24	2255 Rubber Court
665	1.00	0.24	2256 Rubber Court
666	1.00	0.24	2257 Rubber Court
667	1.00	0.24	2258 Rubber Court
668	1.00	0.24	2259 Rubber Court
669	1.00	0.24	2260 Rubber Court
670	1.00	0.24	2261 Rubber Court
6			



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.

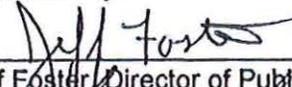
Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

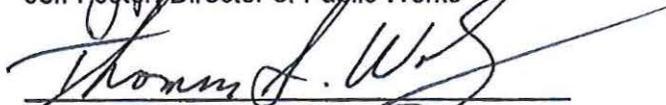
Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.


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

CERTIFICATE OF OWNERSHIP AND EDUCATION
 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 214, County Register's Office, and that I (we) hereby advise this plan of subdivision with my (our) full consent, including the minimum building restriction lines, and that there is no irrevocable dedication for all public ways, utilities, and other facilities have been filed.
 Date: 5-1-14
 Owner: *Je. We. Das*

CERTIFICATE OF APPROVAL OF WATER & SEWER SYSTEM
 I hereby certify that the Water and Sewer systems indicated or indicated on the Final Subdivision plat attached Waide Grove Subdivision Section 8 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
 Registered Professional Engineer: *[Signature]*

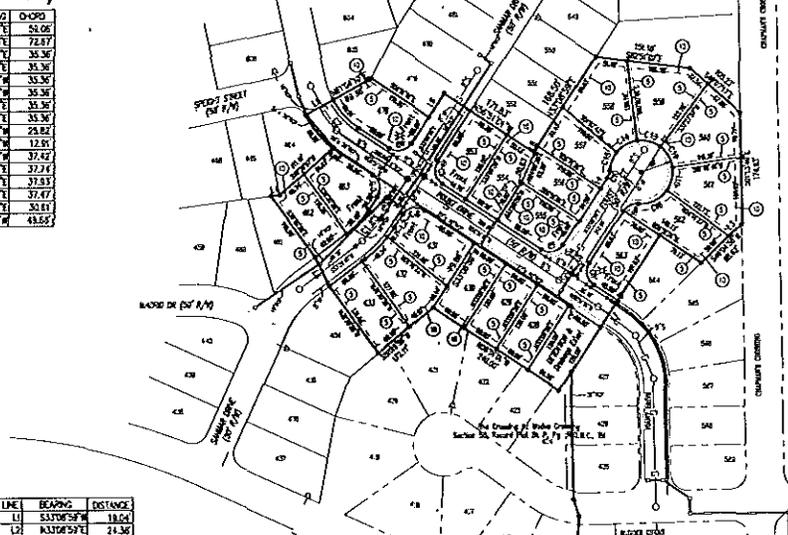
CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision plat shown herein has been found to comply with the City of Spring Hill Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the Office of the County Register.
 Date: 4/6/14
 Secretary of Planning Commission: *[Signature]*

CERTIFICATE OF SURVEY ACCURACY
 I (we) hereby certify that to the best of my (our) knowledge and belief that this is a true and accurate survey of the property shown herein, that this is a class "B" Land Survey as defined in Title 67, Chapter 18, Tennessee Code Annotated, and that the error of precision is greater than or equal to 1:15,000.
 Date: 10/22/2013
 Registered Land Surveyor: *[Signature]* #52
 Number: 5,2/14

CERTIFICATE OF APPROVAL OF PUBLIC WAYS OR ROAD 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 if 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
 Registered Professional Engineer: *[Signature]*

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	202°01'	197.27	59.37	30.00	N45°18'19"E	52.06
C2	210°31'	150.00	73.82	37.45	S42°49'53"E	72.87
C3	80°00'00"	25.00	38.27	25.00	S15°00'00"	36.36
C4	80°00'00"	25.00	38.27	25.00	N15°00'00"	36.36
C5	80°00'00"	25.00	38.27	25.00	N15°00'00"	36.36
C6	80°00'00"	25.00	38.27	25.00	S15°00'00"	36.36
C7	80°00'00"	25.00	38.27	25.00	N15°00'00"	36.36
C8	80°00'00"	25.00	38.27	25.00	S15°00'00"	36.36
C9	87°17'55"	25.00	27.13	15.06	S64°12'26"E	23.82
C10	29°50'32"	25.00	11.06	8.68	S31°11'11"E	12.81
C11	43°58'41"	50.00	38.35	23.17	S31°11'11"E	37.42
C12	44°29'52"	50.00	38.35	23.36	S32°25'37"E	37.42
C13	44°54'58"	50.00	38.35	23.55	S17°41'31"E	37.42
C14	44°50'42"	50.00	38.41	23.21	N65°52'36"E	37.42
C15	35°35'53"	50.00	31.11	14.06	N15°12'50"E	30.81
C16	57°54'21"	50.00	59.97	28.17	S65°32'43"E	43.83

LOT	AREA (SQ FT)	ACRES	Address
1	770	0.18	30N FAST DR
2	770	0.18	30N FAST DR
3	770	0.18	30N FAST DR
4	770	0.18	30N FAST DR
5	828	0.19	30N FAST DR / 67E SENECA DR
6	828	0.19	30N FAST DR / 67E SENECA DR
7	828	0.19	30N FAST DR / 67E SENECA DR
8	828	0.19	30N FAST DR / 67E SENECA DR
9	828	0.19	30N FAST DR / 67E SENECA DR
10	828	0.19	30N FAST DR / 67E SENECA DR
11	828	0.19	30N FAST DR / 67E SENECA DR
12	828	0.19	30N FAST DR / 67E SENECA DR
13	828	0.19	30N FAST DR / 67E SENECA DR
14	828	0.19	30N FAST DR / 67E SENECA DR
15	828	0.19	30N FAST DR / 67E SENECA DR
16	828	0.19	30N FAST DR / 67E SENECA DR
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18	828	0.19	30N FAST DR / 67E SENECA DR
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21	828	0.19	30N FAST DR / 67E SENECA DR
22	828	0.19	30N FAST DR / 67E SENECA DR
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97	828	0.19	30N FAST DR / 67E SENECA DR
98	828	0.19	30N FAST DR / 67E SENECA DR
99	828	0.19	30N FAST DR / 67E SENECA DR
100	828	0.19	30N FAST DR / 67E SENECA DR



LEGEND

- IRON PIN
- CONCRETE MONUMENT
- 8" WATER MAIN
- 8" SEWER LINE
- DRAINAGE STRUCTURE
- LOT NUMBER 12
- 5' PUBLIC UTILITY & DRAINAGE EASEMENT
- 10' PUBLIC UTILITY & DRAINAGE EASEMENT
- STREET LIGHT (Shown As Approximate Location)
- 15' SIDE PUBLIC UTILITY & DRAINAGE EASEMENT will be used along each side of each Lot Line unless otherwise noted in above.

BUILDING SETBACK REQUIREMENTS

- Minimum Lot Size = 7000 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 = 25 feet

CERTIFICATE OF APPROVAL OF SUBDIVISION NAMES AND STREET NAMES.
 SUBDIVISION AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY COMMUNICATIONS.
 DATE: 5-1-14
 WILLIAMSON COUNTY EMERGENCY COMMUNICATIONS

NOTES

- 5/8" PITCH VOR (S) CONCRETE SEWERALS SHALL BE INSTALLED ON EACH STREET.
- THE SEWERALS WILL BE LOCATED 8.5' BACK OF CURB ON THE S/S OF EACH STREET.

NOTES

- The Homeowners' Association of Waide Grove Subdivision shall be responsible for the maintenance of Open Space and Amenities in Waide Grove Subdivision Section 8 including Operation Fund & Drainage Easements outside R/W.
- The Developer of Waide Grove Subdivision Section 8 will be required to install Street Lights and Street Signs in Section 8 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 the date. Per Community Flood Number: 1762303856 dated 03/28/2008.
- Setback ranges of interaction must be ASA compliant.
- The purpose of this plat is to create 10 Single Family Residential Lots.
- Street Signs must meet per State requirements.

CITY OF SPRING HILL MUNICIPAL PLANNING COMMISSION
 STATE OF TENNESSEE, WILLIAMSON COUNTY
FINAL PLAT OF SECTION 8
WAIDE'S GROVE

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

OWNER/DEVELOPER: **CVL HOLDINGS, INC.**
 410 Melanore Ave
 Franklin, TN 37068-1727
 P.O. Box 20727
 Franklin, TN 37068-1727
 P.O. Box 20727
 Franklin, TN 37068-1727
 P.O. Box 20727
 Franklin, TN 37068-1727

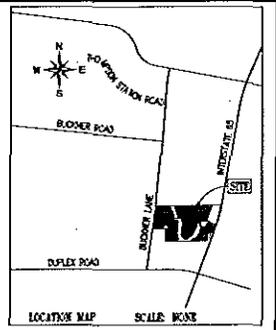
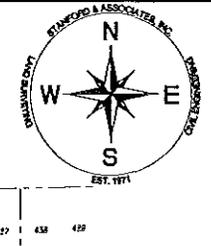
DATE: 11/27/2013 SCALE: 1" = 100' CLOSURE: 1/AL200
 PROPERTY MAP NO. PARCEL 21 DEED BK 6352, PG 525

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

CERTIFICATION OF OWNERSHIP AND DEDICATION
 I (we) hereby certify that I am (we are) the owner (s) of the property shown and described herein or authorized in Book 3332 Page 125, County Register Office, and that I (we) hereby assign this plan of subdivision with any (we) the corner, establish the minimum building restriction lines, and that others of irrevocable dedication for all public ways, utilities, and other facilities have been filed.
 Date: 5-15-14
 Owner: *John M. Wade, Jr.*

CERTIFICATION OF APPROVAL OF WATER & SEWER SYSTEM
 I hereby certify that the Water and Sewer systems outlined or indicated on the Final Subdivision plat attached Wade's 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
 Area, Use, Agency: *Subdivided Property Agent*

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 variations, 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
 Secretary of Planning Commission: *[Signature]*

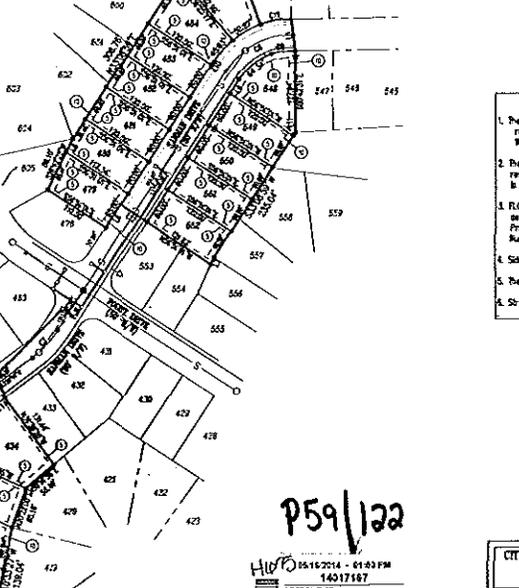


CERTIFICATE OF SURVEY ACCURACY
 I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property above shown, that this is a class "B" Land Survey as defined in Title 42, Chapter 16, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.
 Date: 11/22/13
 Registered Land Surveyor: *John M. Wade, Jr.* No. 1234

LINE	BEARING	DISTANCE
L1	S89°21'30"	28.85
L2	S89°21'30"	23.11
L3	N0°57'33.5"	50.87
L4	N64°49'34"	50.01
L5	N0°27'02"	20.31
L6	S33°09'59"	44.14
L7	S24°09'30"	11.83
L8	S26°42'22"	21.69
L9	S33°09'59"	26.42
L10	S33°09'59"	5.54
L11	N33°09'59"	6.54
L12	N54°34'01"	50.02

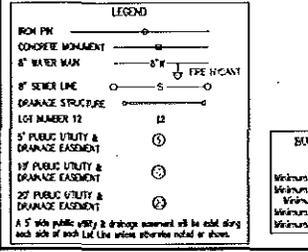
CERTIFICATE OF APPROVAL OF PUBLIC WAYS OR ROAD POSTING
 I hereby certify (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the City of Spring Hill Subdivision Regulations, or (2) that a performance bond 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
 Area, Use, Agency: *John M. Wade, Jr.*

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	87°10'09"	870.66	186.77	41.42	S71°20'08" W	94.17
C2	87°16'21"	25.00	36.06	23.64	M0°00'00" E	34.50
C3	80°00'00"	25.00	36.27	26.00	S27°35'30" E	35.26
C4	81°22'02"	25.00	43.31	28.00	S37°11'11" E	36.08
C5	25°02'29"	222.64	86.58	43.00	S78°17'12" E	87.86
C6	22°02'30"	158.63	61.87	41.43	S48°56'32" W	80.27
C7	22°02'31"	187.29	59.37	30.00	N43°19'19" E	59.06
C8	57°24'43"	125.00	125.26	64.45	S81°51'21" W	120.00
C9	18°14'08"	100.00	33.65	18.99	N78°25'02" E	33.44
C10	29°08'17"	25.00	33.22	19.58	S78°18'02" W	30.83
C11	18°14'48"	150.00	50.47	25.43	N78°31'02" E	50.21



- NOTES:**
- The Management Association of Wade's Grove Subdivision shall be responsible for the maintenance of Open Space and Amenities in Wade's Grove Subdivision Section 7.
 - The Developer of Wade's 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 as a special flood hazard area on the latest National Flood Insurance Program maps available to you as of this date. For Community Flood Number 471250007 dated 08/20/2008.
 - Stairway ramps at intersection must be ADA compliant.
 - The purpose of this plat is to create 23 Single Family Residential Lots.
 - Street Signs must meet new State requirements.

LINE	BEARING	DISTANCE
L1	S89°21'30"	28.85
L2	S89°21'30"	23.11
L3	N0°57'33.5"	50.87
L4	N64°49'34"	50.01
L5	N0°27'02"	20.31
L6	S33°09'59"	44.14
L7	S24°09'30"	11.83
L8	S26°42'22"	21.69
L9	S33°09'59"	26.42
L10	S33°09'59"	5.54
L11	N33°09'59"	6.54
L12	N54°34'01"	50.02



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 COMMUNICATION.
 Date: 5-15-14
 Williamson County Emergency Communication

NOTES:

- FIVE FOOT WIDE (5') CONCRETE SIDEWALKS SHALL BE INSTALLED ON EACH STREET.
- THE SIDEWALKS WILL BE LOCATED 3.5' BACK OF CURBS ON THE 50' R/W STREETS.

WILLIAMSON COUNTY REGISTER
 11/07/2013

CURRENT ZONING: R-2 (RUD)

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

WADE'S GROVE

TOTAL ACRES = 5.31 ac NEW BUILDING LOTS = 23
 MILES NEW ROADS = 0.17 ACRES NEW ROADS = 1.035

OWNER/DEVELOPER: John M. Wade, Jr. CITY ENGINEER: Brad
 P.O. Box 30723 FURNITON Standard & Assoc., Inc.
 Franklin, TN 37068-1727 420 Wilmore Ave.
 P.O. 615-302-1953 Spring Hill, TN 37174
 P.O. 615-436-2141

DATE: 11/27/2013 SCALE: 1" = 100' CLOSURE: 1/18/2000
 PART OF PROPERTY MAP NO. PARCEL 21 DEED BOOK 3332, PG. 525

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

CERTIFICATION OF OWNERSHIP AND EASEMENT
 I (we) hereby certify that I am (we are) the owner (s) of the property shown and described herein as shown in Book 3532 Page 225, County Register Office, and Book 1 (we) hereby adopt this plan of subdivision with my (our) free consent, without the minimum building restriction lines, and that all other easements and other matters have been filed.

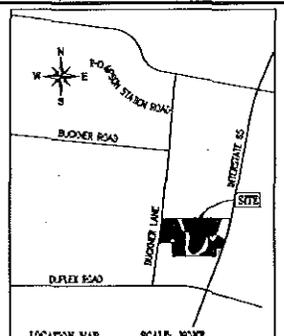
Date: 6-22-14 Owner: John M. Wade

CERTIFICATION OF APPROVAL OF WATER & SEWER SYSTEM
 I hereby certify that the Water and Sewer system outlined or indicated on the Final Subdivision plat attached hereto was 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: 6-23-14 William Patrick Adams
 Name, Title, Approved Appointed Licensing Agent
 Secretary of Planning Commission

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: 6/23/14 William Patrick Adams
 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.

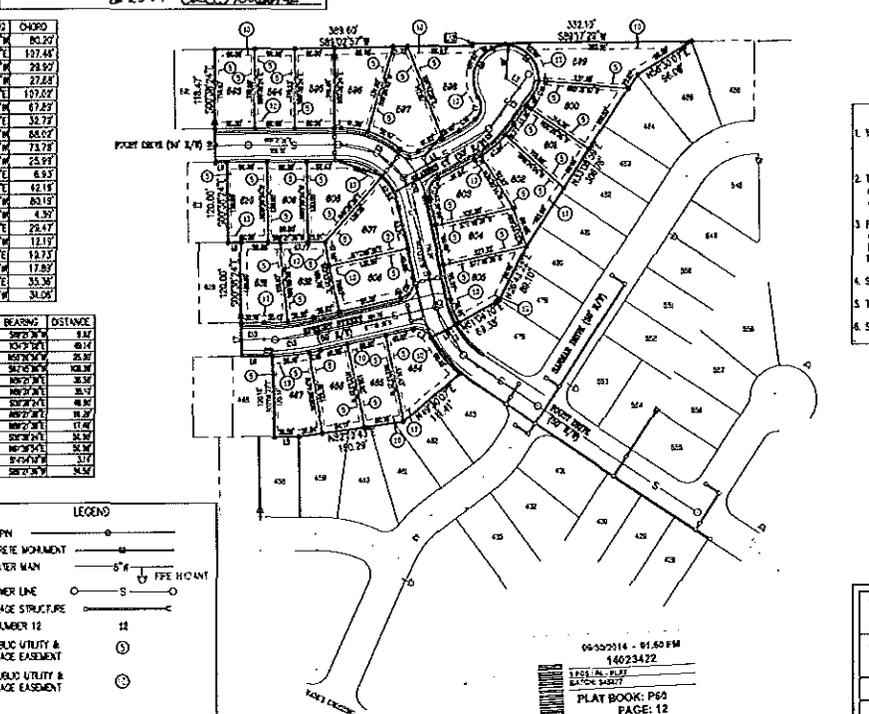
Date: 11/2/2013 Chris R. Rasmussen #51
 Registered Land Surveyor

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: 6-23-14 Chris Rasmussen

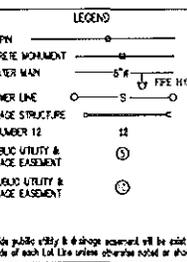
P60/12

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	297.53	153.76	87.07	41.43	S35.54°W	80.29
C2	415.00	150.00	150.00	57.28	S35.24°E	137.48
C3	732.74	25.00	32.05	18.84	N45.29°W	28.92
C4	871.36	25.00	29.33	18.83	N63.36°E	27.88
C5	58.918	112.50	111.54	60.83	S42.17°E	107.02
C6	281.58	138.17	68.57	38.00	S48.36°W	67.89
C7	615.70	25.00	33.29	21.71	N68.56°E	32.79
C8	1231.42	25.00	33.29	21.71	S37.14°W	34.02
C9	512.68	50.00	22.92	14.84	N45.58°W	23.78
C10	320.74	50.00	22.29	14.44	S17.27°E	25.18
C11	236.54	150.00	6.53	1.67	S17.27°E	6.53
C12	2136.45	112.50	42.44	21.67	S23.01°E	42.18
C13	1145.71	354.24	80.33	40.30	S63.36°W	82.18
C14	191.50	137.50	4.97	1.22	N43.08°W	4.97
C15	1643.33	114.17	28.55	14.85	N55.29°E	28.47
C16	431.94	164.17	12.18	6.12	S60.37°W	12.18
C17	127.38	419.39	10.73	5.37	N68.37°E	10.73
C18	225.38	419.39	17.89	8.55	S18.36°W	17.89
C19	950.00	25.00	36.27	21.00	N42.46°E	35.36
C20	784.81	25.00	33.31	19.82	S47.29°W	34.26



LINE	BEARING	DISTANCE
L1	S87°10'W	8.81
L2	S87°10'W	48.17
L3	S87°10'W	8.81
L4	S87°10'W	108.81
L5	N87°10'E	35.37
L6	N87°10'E	25.00
L7	N87°10'E	8.81
L8	N87°10'E	8.81
L9	N87°10'E	17.62
L10	N87°10'E	17.62
L11	N87°10'E	35.24
L12	N87°10'E	35.24
L13	N87°10'E	35.24
L14	N87°10'E	35.24
L15	N87°10'E	35.24
L16	N87°10'E	35.24
L17	N87°10'E	35.24
L18	N87°10'E	35.24
L19	N87°10'E	35.24
L20	N87°10'E	35.24

LOT	AREA (SQ)	AREA	ASPHALT
404	6485	0.13	3024 FAST DRIVE
405	7210	0.17	3024 FAST DRIVE
406	7540	0.17	3024 FAST DRIVE
407	7970	0.17	3024 FAST DRIVE
408	7310	0.16	3024 FAST DRIVE
409	7110	0.16	3024 FAST DRIVE
410	7110	0.16	3024 FAST DRIVE
411	8534	0.19	3024 FAST DRIVE
412	8534	0.19	3024 FAST DRIVE
413	11401	0.23	3024 FAST DRIVE
414	12963	0.24	3024 FAST DRIVE
415	12963	0.24	3024 FAST DRIVE
416	8540	0.29	3024 FAST DRIVE
417	7214	0.16	3024 FAST DRIVE
418	6596	0.29	3024 FAST DRIVE
419	7217	0.16	3024 FAST DRIVE
420	7217	0.16	3024 FAST DRIVE
421	8295	0.18	3024 FAST DRIVE
422	8384	0.21	3024 FAST DRIVE
423	8295	0.29	3024 FAST DRIVE
424	7296	0.16	3024 FAST DRIVE
425	7213	0.17	3024 FAST DRIVE
426	8294	0.19	3024 FAST DRIVE



BUILDING SETBACK REQUIREMENTS

- Minimum Lot Size = 7,000 sq
- Minimum Side Setback (Adjacent Lot) = 5 feet
- Minimum Spacing Between Structures = 15 feet
- Minimum Setback From Street Right of Way = 20 feet
- Minimum Rear Yard = 20 feet

CERTIFICATE OF APPROVAL OF SUBDIVISION NAMES AND STREET NAMES
 SUBDIVISION AND STREET NAMES APPROVED BY THE JEFFERSON COUNTY EMERGENCY COMMUNICATION

Date: 6-30-14
William Patrick Adams
 JEFFERSON COUNTY EMERGENCY COMMUNICATION

NOTES

1. FIVE FOOT WIDE (5') CONCRETE SIDEWALK SHALL BE INSTALLED ON EACH STREET.
2. TREE SETBACKS SHALL BE LOCATED 25' BACK OF CURB ON ALL 60' R/W STREETS.

- NOTES**
1. 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.
 2. The Developer of Wade's Grove Subdivision Sections 8 will be required to install Street Lights and Street Signs in Sections 8 & 8 in accordance with the City of Spring Hill Subdivision Regulations.
 3. FLOOD NOTE: This parcel is not included within areas designated on a special flood hazard map on the latest National Flood Insurance Program maps available to me as of this date. The Community Flood Number is 475202839 dated 09/21/2010.
 4. Slovek ramps at intersection must be ADA compliant.
 5. The purpose of this plat is to create 24 Single Family Residential Lots.
 6. Street Signs must meet new State requirements.



CITY OF SPRING HILL MUNICIPAL PLANNING COMMISSION
 STATE OF TENNESSEE, WILLIAMSON COUNTY
 FINAL PLAT OF SECTION 8

WADE'S GROVE

TOTAL ACRES = 5.83 ac NEW BUILDING LOTS = 24
 SALES NEW ROAD = 0.22 ACRES NEW ROAD = 1.31

OWNER/DEVELOPER: John Wade Builders, Inc.
 P.O. Box 30772
 Franklin, TN 37068-1772
 Ph: 615-302-1663

CIVIL DISTRICT: 8cd
 SURVEYOR: Standard & Assoc., Inc.
 420 McLennan Ave
 Spring Hill, TN 37174
 Ph: 615-446-2441

DATE: 11/27/2013 SCALE: 1" = 100' CLOSURE: 1/1/2020
 PROPERTY MAP NO. PARCEL 21 DEED BK 83322, PG 626

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



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

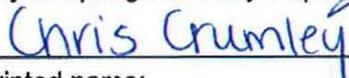
I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

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.

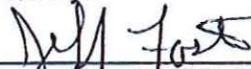


City of Spring Hill Utility Inspector (signature)

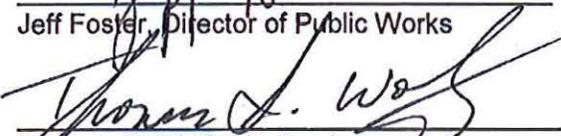


Printed name:

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



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 *TSW*

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:

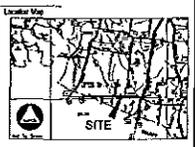
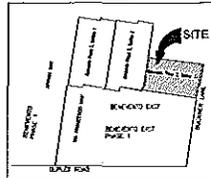
Approved By:

Jeff Foster
Jeff Foster, Director of Public Works

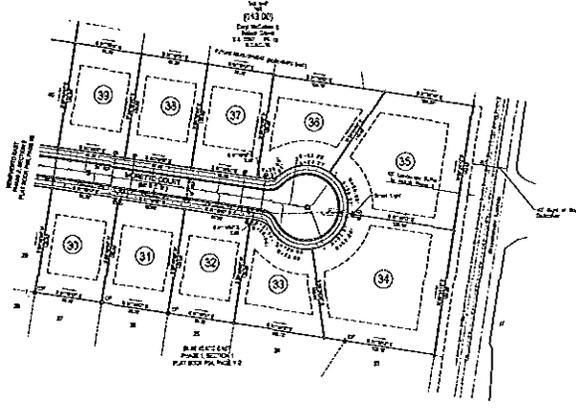
Thomas S. Wolf
Thomas S. Wolf, City Engineer

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



LOT NUMBER	OWNER	ACRES	LEGAL DESCRIPTION
30
31
32
33
34
35
36
37
38
39



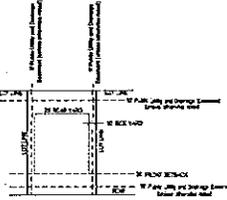
CERTIFICATE OF OWNERSHIP AND ASSOCIATION
CERTIFICATE OF APPROVAL OF SUBDIVISION
CERTIFICATE OF APPROVAL OF PUBLIC SAFETY FOR ROAD DESIGN
CERTIFICATE OF APPROVAL OF UTILITY DESIGN
CERTIFICATE OF APPROVAL OF SEWER SYSTEM
CERTIFICATE OF SURVEY ACCURACY
CERTIFICATE OF APPROVAL FOR E-BOOKING AND E-SITE ASSESS



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 PLAT BOOK 208
 PAGE 123

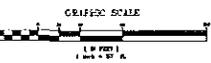
DEVELOPMENT SUMMARY
 1. Subdivision of 11.00 acres into 10 lots.
 2. Total area of 11.00 acres.
 3. Total area of 11.00 acres.
 4. Total area of 11.00 acres.

OPEN SPACE NOTE
 ALL OPEN SPACE AREAS TO BE MAINTAINED IN THE
 ORIGINAL UNDEVELOPED CONDITION FOR THE PURPOSE OF
 MAINTAINING THE OPEN SPACE AND TO BE MAINTAINED
 INCLUSIVE TO THE SECTION AREAS SHOWN ON THIS PLAN.



**BENEVENTO EAST
 TYPICAL LOT LAYOUT**

OWNER INFORMATION
 O'LEARY & ASSOCIATES
 2530 Nashville Highway
 Nashville, TN 37204
 615-881-1234



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

NO.	DESCRIPTION	DATE	BY
1
2
3
4
5
6
7
8
9
10

**O'LEARY & ASSOCIATES
 LAND SURVEYING**
 2530 Nashville Highway
 Nashville, TN 37204
 (615) 881-1234
 olearysurvey.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 4

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

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

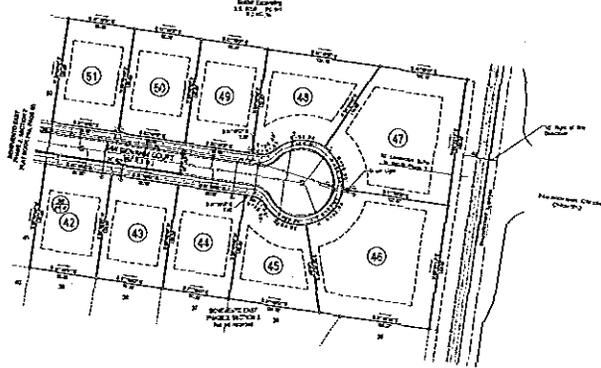
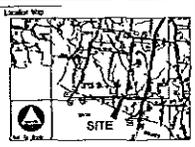
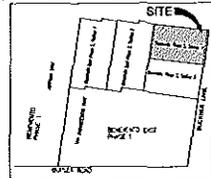
PHONE (931)486-2252 NASHVILLE LINE (615)248-6307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516

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P59/132

PROJ. NO. 132-10-10
 DATE: 10/10/10
 PLAN BOOK: 132
 PAGE: 132



CERTIFICATE OF CONVEYANCE AND DISSEMINATION
 I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing plat of subdivision is a true and correct copy of the original as shown to me by the applicant and that the same has been approved by me in accordance with the provisions of the laws of the State of Tennessee.

CERTIFICATE OF APPROVAL FOR RECORDS
 I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing plat of subdivision is a true and correct copy of the original as shown to me by the applicant and that the same has been approved by me in accordance with the provisions of the laws of the State of Tennessee.

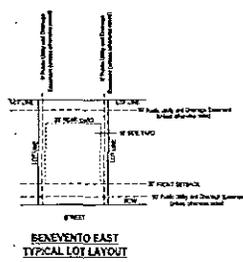
CERTIFICATE OF APPROVAL OF PUBLIC UTILITIES
 I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing plat of subdivision is a true and correct copy of the original as shown to me by the applicant and that the same has been approved by me in accordance with the provisions of the laws of the State of Tennessee.

CERTIFICATE OF APPROVAL OF WATER UTILITIES
 I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing plat of subdivision is a true and correct copy of the original as shown to me by the applicant and that the same has been approved by me in accordance with the provisions of the laws of the State of Tennessee.

CERTIFICATE OF APPROVAL OF SEWER UTILITIES
 I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing plat of subdivision is a true and correct copy of the original as shown to me by the applicant and that the same has been approved by me in accordance with the provisions of the laws of the State of Tennessee.

CERTIFICATE OF EASEMENT ACROSS
 I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing plat of subdivision is a true and correct copy of the original as shown to me by the applicant and that the same has been approved by me in accordance with the provisions of the laws of the State of Tennessee.

CERTIFICATE OF APPROVAL FOR SUBDIVISION LOTS AND STREET LAYOUT
 I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing plat of subdivision is a true and correct copy of the original as shown to me by the applicant and that the same has been approved by me in accordance with the provisions of the laws of the State of Tennessee.



NOTICE
 The undersigned, being duly qualified and sworn, do hereby certify that the foregoing plat of subdivision is a true and correct copy of the original as shown to me by the applicant and that the same has been approved by me in accordance with the provisions of the laws of the State of Tennessee.

OWNER INFORMATION
 OWNER: BENEVENTO EAST
 ADDRESS: 132-10-10
 CITY: MEMPHIS, TN 38114



Purpose
 The purpose of this plat is to create 10 individual single family home lots.

NO.	DESCRIPTION	AREA	PERCENTAGE
1	Lot 1	0.10	1.0%
2	Lot 2	0.10	1.0%
3	Lot 3	0.10	1.0%
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100	Lot 100	0.10	1.0%

BENEVENTO EAST
 PHASE 2, SECTION 4

O'LEARY & ASSOCIATES
 LAND SURVEYING
 2508 Nashville Highway, Columbia, TN 38101 • (615) 499-2088
 olearysurvey.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 3 Section 1

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

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

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 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

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



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

Application for Surety

Property Information	Project Name: <u>The Arbors at Autumn Ridge</u>
	Phase: <u>12</u> Section: <u>1</u>
Financial Information	Number of Lots Approved: <u>16</u> Number of Lots Remaining: <u>16</u>
	Surety Type: <input type="checkbox"/> Maintenance <input type="checkbox"/> Performance <input type="checkbox"/> Restoration
	Posted With: <input checked="" type="checkbox"/> Letter of Credit <input type="checkbox"/> Performance Bond
	<input type="checkbox"/> Insurance Bond <input type="checkbox"/> Cash
Contact Information	Surety Amount: \$ <u>56,640</u> Expiration Date: <u> </u> / <u> </u> / <u> </u>
	Automatic Renewal Clause included with Surety: Yes / No (Circle One)
	Purpose of Surety: _____
Financial Information	Name of Financial Institution: <u>FRANKLIN Synergy BANK</u> surety#:
	Contact Person: <u>JANET Smith</u> Email: <u>Janet.Smith@franklinSynergy.com</u>
	Address: <u>722 Columbia AVE</u>
	City, State, Zip: <u>FRANKLIN TN 37064</u>
	Phone Number: <u>(615) 236-8317</u> Fax Number: ()
Contact Information	Name of Owner/Developer or Representative: <u>Don R CAMERON</u>
	Address: <u>1503 Columbia AVE</u>
	City, State, Zip: <u>FRANKLIN TN 37064</u>
	Phone Number: <u>(615) 791-0093</u> Fax Number: <u>(615) 791-0995</u>

Action Request

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

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

Explanation for Proof of Difficulty:

TO Establish a New Surety For PH 12 Arbors

Don R. Cameron, III 10.24.16
 Applicant Signature Date

 City Staff Signature Date

Arbors @ Autumn Ridge

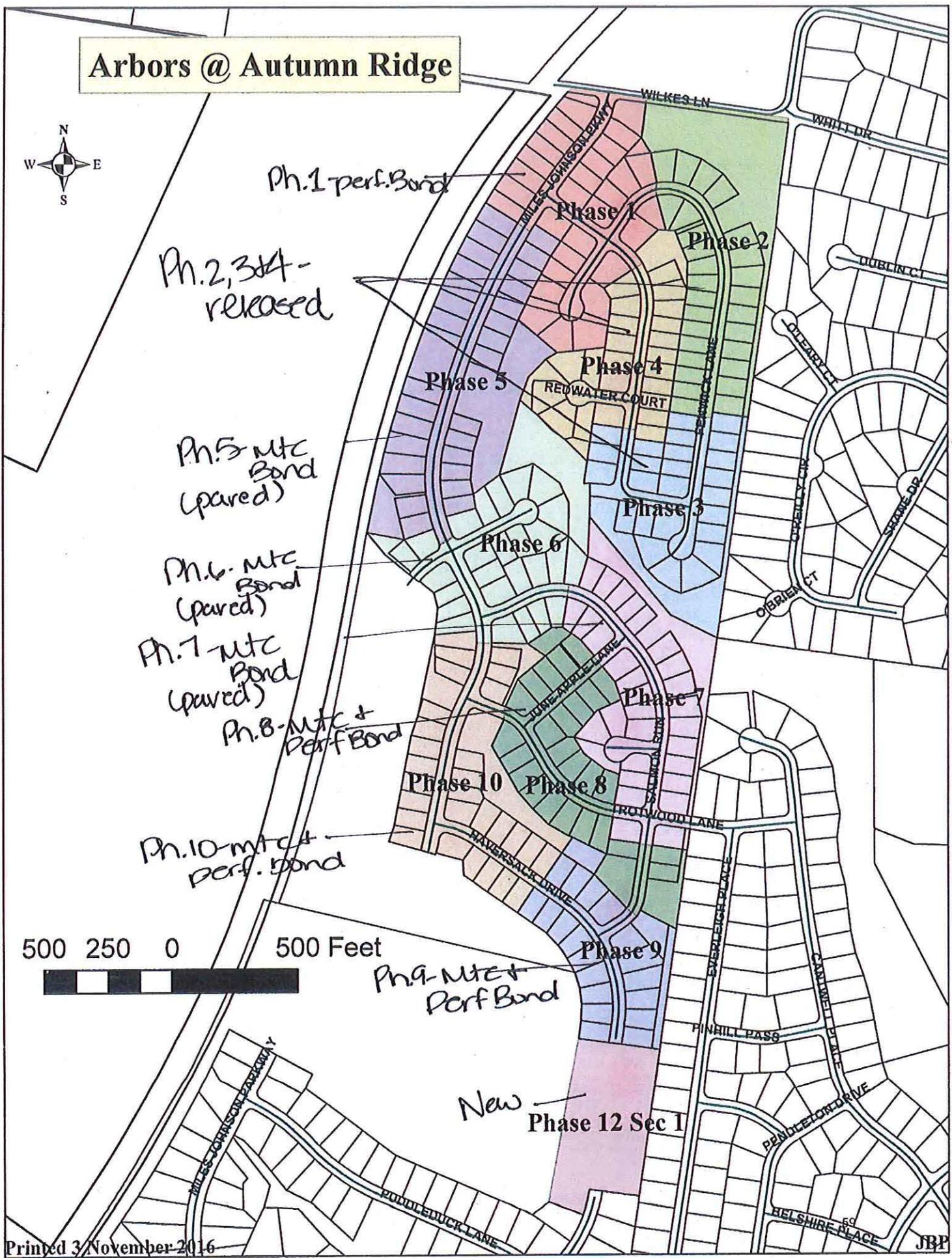


Ph. 1 perf. Bond
Ph. 2, 3 & 4 - released

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

New Phase 12 Sec I





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

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



Utility Information Sheet

Development _____ CROOKED CREEK _____

Phase ___N/A___ Section ___1___ #of lots ___19___

Cost to install Utility's (Performance Bond)

Signage _____ \$ 750.00 _____

Street Lights ___\$4,500.00_____

Sidewalks (feet) ___2,500'_____

Sidewalks (cost) ___\$6,500.00_____

Road linear feet ___1,250'_____

Road width _____24'_____

Final Asphalt Topping cost ___\$30,000.00_____

TOTAL = \$41,750.00

+ 10% OF TOTAL = \$4,175.00

TOTAL BOND AMOUNT = \$45,925.00

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: Looked 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. Ste. 900-220 CITY, STATE, ZIP: Franklin, TN 37069
PHONE NUMBER: (770) 231-9917 FAX NUMBER: _____
EMAIL: brandon@AZHBS.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)

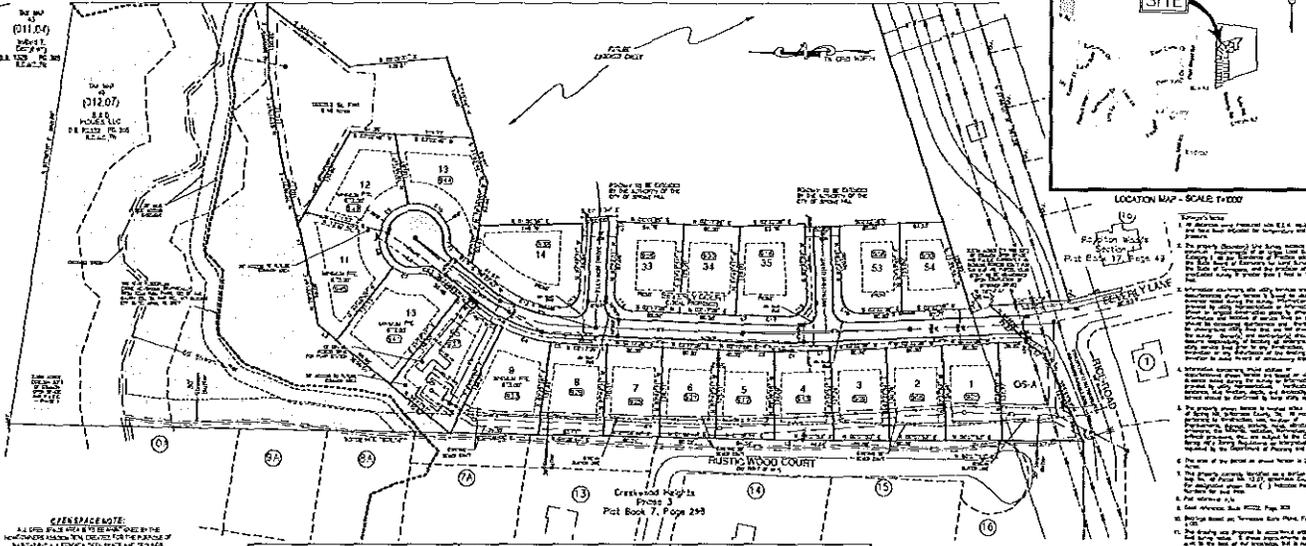
EXPLANATION FOR PROOF OF DIFFICULTY: _____

 11/7/16
Applicant Signature / Date

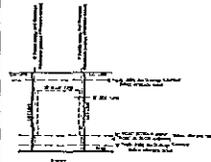
CROOKED CREEK - SECTION 1

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

MATCH LINE SEE SHEET 2 OF 2



GENERAL NOTE:
ALL OPEN AREAS AND AREAS NOT SHOWN HEREIN ARE RESERVED FOR THE USE OF THE CROOKED CREEK HOA, INC. AND SHALL BE MAINTAINED AS OPEN SPACE. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND IMPROVEMENT OF THESE AREAS.



CERTIFICATE OF ADDRESS ASSIGNMENT
I, the undersigned, being a duly qualified and licensed Surveyor of the State of Missouri, do hereby certify that the lots described herein are situated within the boundaries of the subdivision named above, and that the addresses assigned to the lots are correct and conform to the requirements of the laws of this State.

CERTIFICATE OF APPROVAL FOR EGRESS EJECT
I, the undersigned, being a duly qualified and licensed Surveyor of the State of Missouri, do hereby certify that the lots described herein are situated within the boundaries of the subdivision named above, and that the egress and ejectment provisions are correct and conform to the requirements of the laws of this State.

CERTIFICATE OF APPROVAL FOR PUBLIC UTILITY PURPOSES
I, the undersigned, being a duly qualified and licensed Surveyor of the State of Missouri, do hereby certify that the lots described herein are situated within the boundaries of the subdivision named above, and that the utility easements are correct and conform to the requirements of the laws of this State.

CERTIFICATE OF CONFORMANCE
I, the undersigned, being a duly qualified and licensed Surveyor of the State of Missouri, do hereby certify that the lots described herein are situated within the boundaries of the subdivision named above, and that the lots conform to the requirements of the laws of this State.

Lot No.	Acres	Area	Remarks
1	0.15	0.15	RESERVED LOT
2	0.15	0.15	RESERVED LOT
3	0.15	0.15	RESERVED LOT
4	0.15	0.15	RESERVED LOT
5	0.15	0.15	RESERVED LOT
6	0.15	0.15	RESERVED LOT
7	0.15	0.15	RESERVED LOT
8	0.15	0.15	RESERVED LOT
9	0.15	0.15	RESERVED LOT
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53	0.15	0.15	RESERVED LOT
54	0.15	0.15	RESERVED LOT

- 1. The subdivision is shown as a whole, and the lots are shown as a part of the whole.
- 2. The subdivision is shown as a whole, and the lots are shown as a part of the whole.
- 3. The subdivision is shown as a whole, and the lots are shown as a part of the whole.
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ENCROACHING CREEK SPECIAL LAYOUT
This layout shows the location of the creek and its relationship to the property boundaries. The creek is shown as a dashed line, and the property boundaries are shown as solid lines. The layout is intended to show the location of the creek and its relationship to the property boundaries.



WESLEY ENGINEERS & SURVEYORS
ONE INDEPENDENT LANE, SUITE 100
COLUMBIA, MISSOURI 65201
PH: 636-336-8888
FAX: 636-336-8889
WWW.WESLEYENGINEERS.COM

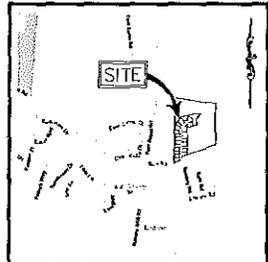
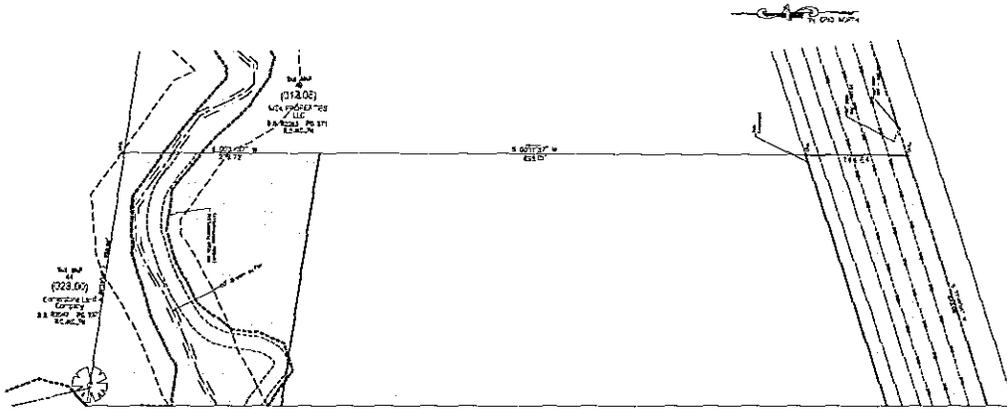
WESLEY ENGINEERS & SURVEYORS

CROOKED CREEK SUBDIVISION - SEC 1
JENNEY COUNTY - SPRING HILL, MISSOURI
FINAL PLAT

14508

1 of 2

CROOKED CREEK - SECTION 1
LOT 1 THRU 14, 31 THRU 35, 53 & 54 - 7.98 ± ACRES TOTAL



LOCATION MAP - SCALE 1"=1000

MATCH LINE SEE SHEET 1 of 2

- 1. All dimensions shown on this plan are in feet and inches.
- 2. The property shown on this plan is the same as that shown on the official plat of the subdivision recorded in the public records of the county of Spring Hill, Tennessee, Book 1, Page 123.
- 3. The plat of the subdivision is recorded in the public records of the county of Spring Hill, Tennessee, Book 1, Page 123.
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- 20. The plat of the subdivision is recorded in the public records of the county of Spring Hill, Tennessee, Book 1, Page 123.

CERTIFICATE OF APPROVAL OF SUBDIVISION I, the undersigned, being a duly qualified and authorized agent of the State of Tennessee, do hereby certify that the subdivision shown on the attached plan is in accordance with the provisions of the Subdivision Law of the State of Tennessee, and that the same has been approved by the State of Tennessee.	CERTIFICATE OF APPROVAL OF SEWER EASEMENT I, the undersigned, being a duly qualified and authorized agent of the State of Tennessee, do hereby certify that the sewer easement shown on the attached plan is in accordance with the provisions of the Subdivision Law of the State of Tennessee, and that the same has been approved by the State of Tennessee.	CERTIFICATE OF APPROVAL OF PUBLIC UTILITY EASEMENT I, the undersigned, being a duly qualified and authorized agent of the State of Tennessee, do hereby certify that the public utility easement shown on the attached plan is in accordance with the provisions of the Subdivision Law of the State of Tennessee, and that the same has been approved by the State of Tennessee.
CERTIFICATE OF APPROVAL OF WATER EASEMENT I, the undersigned, being a duly qualified and authorized agent of the State of Tennessee, do hereby certify that the water easement shown on the attached plan is in accordance with the provisions of the Subdivision Law of the State of Tennessee, and that the same has been approved by the State of Tennessee.	CERTIFICATE OF APPROVAL FOR RECREATION I, the undersigned, being a duly qualified and authorized agent of the State of Tennessee, do hereby certify that the recreation easement shown on the attached plan is in accordance with the provisions of the Subdivision Law of the State of Tennessee, and that the same has been approved by the State of Tennessee.	CERTIFICATE OF COMMON AREA DESIGNATION I, the undersigned, being a duly qualified and authorized agent of the State of Tennessee, do hereby certify that the common area designation shown on the attached plan is in accordance with the provisions of the Subdivision Law of the State of Tennessee, and that the same has been approved by the State of Tennessee.
CERTIFICATE OF APPROVAL FOR A COMMON AREA DESIGNATION I, the undersigned, being a duly qualified and authorized agent of the State of Tennessee, do hereby certify that the common area designation shown on the attached plan is in accordance with the provisions of the Subdivision Law of the State of Tennessee, and that the same has been approved by the State of Tennessee.	CERTIFICATE OF APPROVAL FOR A COMMON AREA DESIGNATION I, the undersigned, being a duly qualified and authorized agent of the State of Tennessee, do hereby certify that the common area designation shown on the attached plan is in accordance with the provisions of the Subdivision Law of the State of Tennessee, and that the same has been approved by the State of Tennessee.	CERTIFICATE OF EASEMENT I, the undersigned, being a duly qualified and authorized agent of the State of Tennessee, do hereby certify that the easement shown on the attached plan is in accordance with the provisions of the Subdivision Law of the State of Tennessee, and that the same has been approved by the State of Tennessee.

LOT	AREA	TYPE	DATE
1	0.12	Residential	11/15/10
2	0.12	Residential	11/15/10
3	0.12	Residential	11/15/10
4	0.12	Residential	11/15/10
5	0.12	Residential	11/15/10
6	0.12	Residential	11/15/10
7	0.12	Residential	11/15/10
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52	0.12	Residential	11/15/10
53	0.12	Residential	11/15/10
54	0.12	Residential	11/15/10

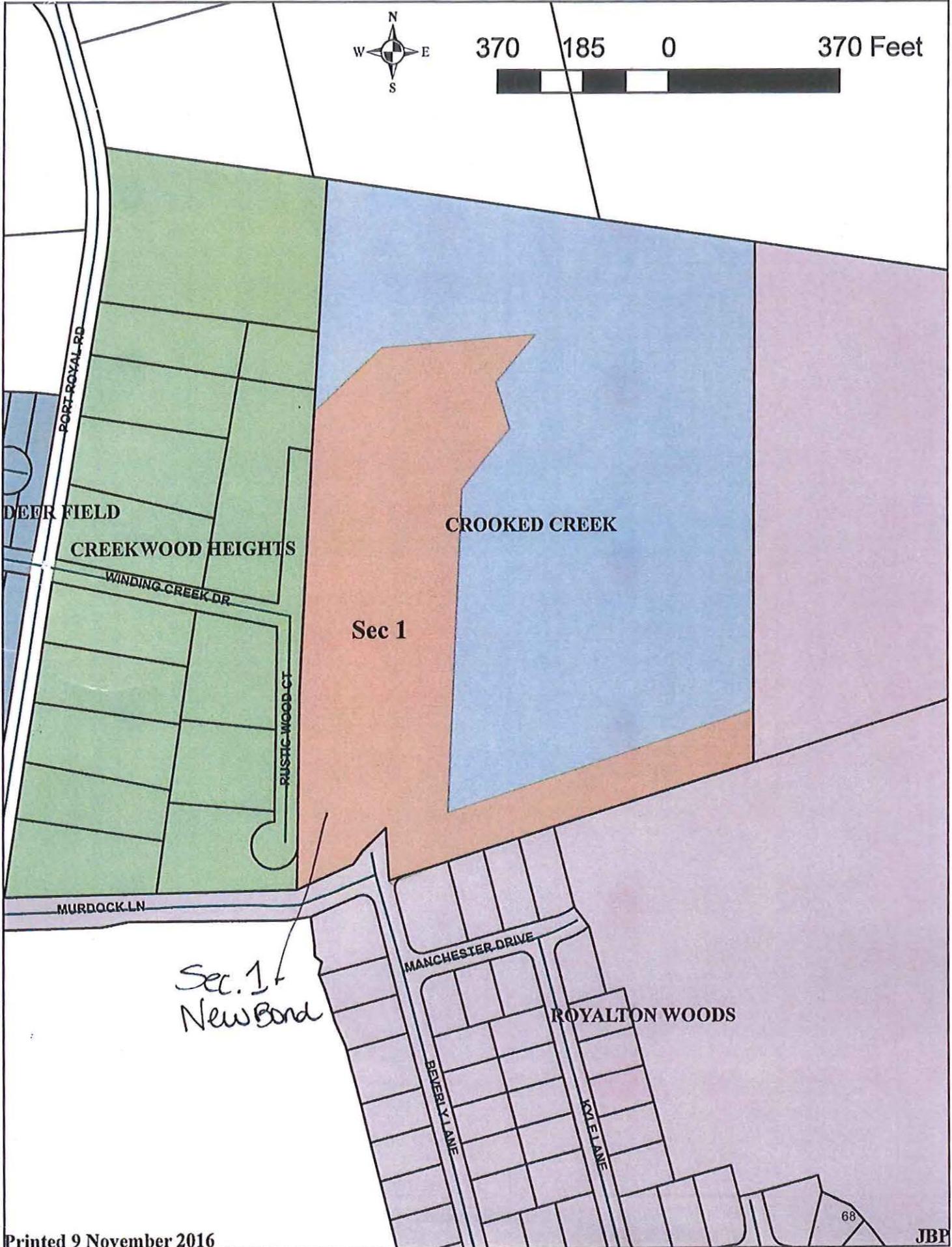
WESLEY ENGINEERING & SURVEYING
ENGINEERS & SURVEYORS
14508
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14508

CROOKED CREEK SUBDIVISION - SEC 1
SPRING HILL, TENNESSEE
PLAT NO. 1

14508	14508	14508
14508	14508	14508
14508	14508	14508



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 MALDEN 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 MALLORY STATION RD. SUITE 200 CITY, STATE, ZIP: FRANKLIN, TN 37067
PHONE NUMBER: 615-465-4330 FAX NUMBER: _____
EMAIL: MIKE.ZAKRZEWSKI@LENNAR.COM

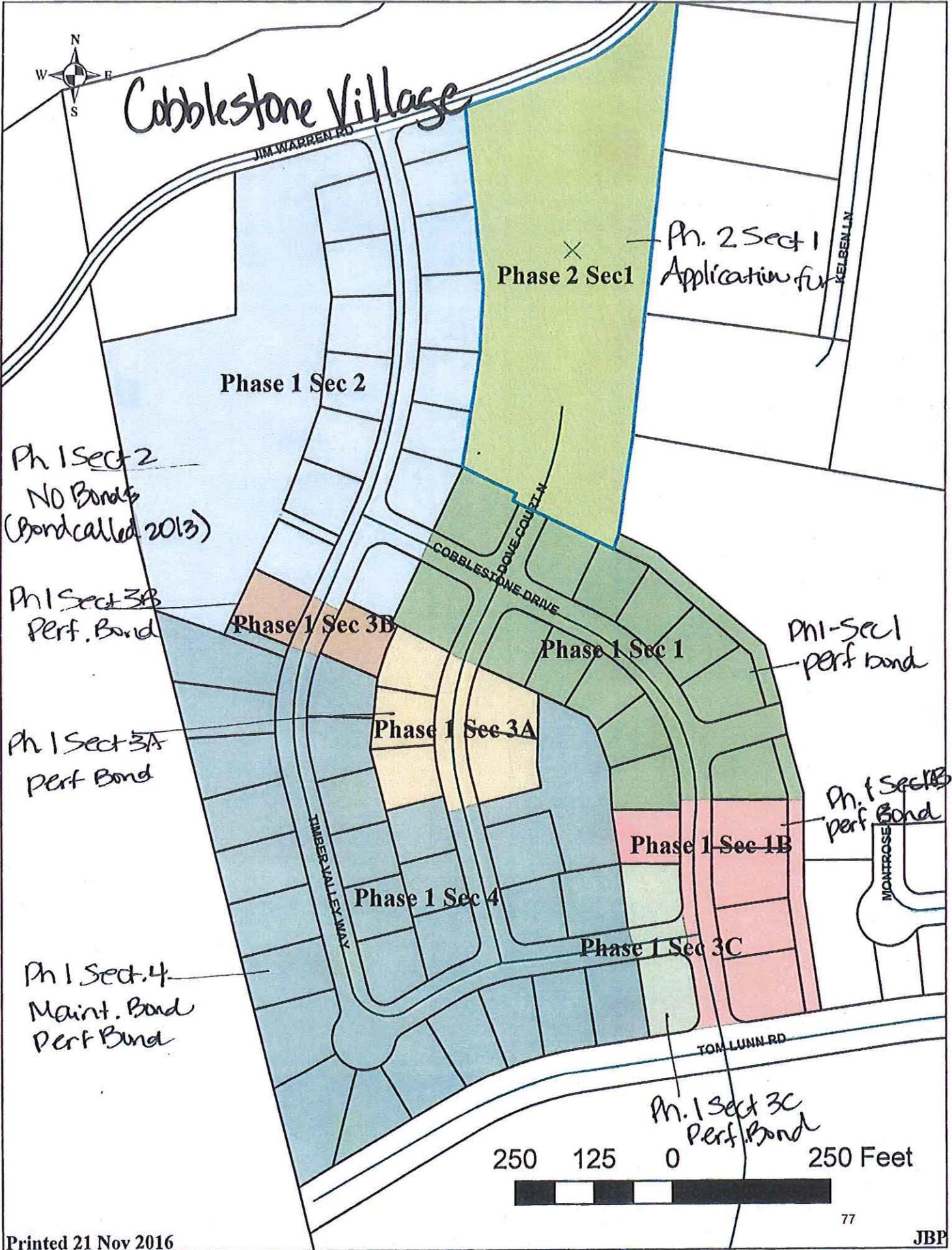
ACTION REQUEST

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] 11/17/16
Applicant Signature / Date





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

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' _____

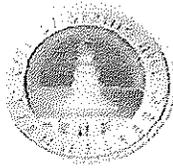
Final Asphalt Topping cost \$36,000.00 _____

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

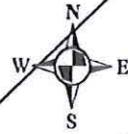
I (WE) REQUEST THAT THE FOLLOWING ACTION BE TAKEN:

- 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

250 125 0 250 Feet





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.

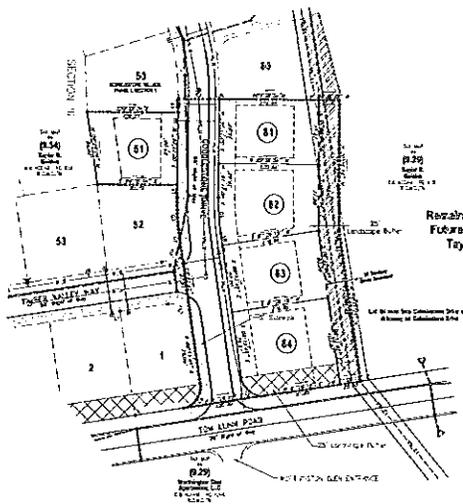
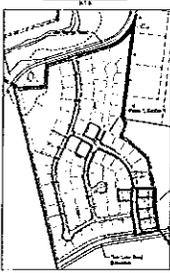
Passed and adopted this 12th day of December, 2016

Paul Downing, Chairman

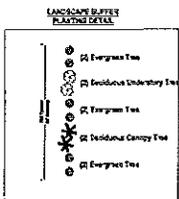
Dara Sanders, Secretary



PLAT NO. 12012270
 DATE: 12/22/11
 PREPARED BY: J. O'LEARY
 CHECKED BY: J. O'LEARY
 TITLE: SUBDIVISION



LOT NO.	AREA (SQ. FT.)	AREA (SQ. YD.)
51	10,000	0.23
52	10,000	0.23
53	10,000	0.23
54	10,000	0.23



The buffer yard at the rear of lots 51 thru 54 shall have a 6' berm with 3:1 side slopes with typical landscaping planted along the top for screening purposes.

LOT NUMBER	OWNER	PLAT NO.	PLAT DATE
51	J. O'LEARY	12012270	12/22/11
52	J. O'LEARY	12012270	12/22/11
53	J. O'LEARY	12012270	12/22/11
54	J. O'LEARY	12012270	12/22/11

Requiring Property & Future Development Taylor Golden



CERTIFICATE OF OWNERSHIP AND SIGNATURE

I, the undersigned, being the owner of the property described in the foregoing plat, do hereby certify that the same is true and correct and that the same is in accordance with the laws of the State of Tennessee.

Signature: *[Signature]*
 Date: 12/22/11

CERTIFICATE OF APPROVAL OF PUBLIC UTILITIES

I, the undersigned, being the representative of the public utility, do hereby certify that the plat is in accordance with the laws of the State of Tennessee.

Signature: *[Signature]*
 Date: 12/22/11

CERTIFICATE OF APPROVAL OF RECORDS

I, the undersigned, being the representative of the records, do hereby certify that the plat is in accordance with the laws of the State of Tennessee.

Signature: *[Signature]*
 Date: 12/22/11

CERTIFICATE OF APPROVAL OF EASEMENTS

I, the undersigned, being the representative of the easement holder, do hereby certify that the plat is in accordance with the laws of the State of Tennessee.

Signature: *[Signature]*
 Date: 12/22/11

CERTIFICATE OF SURVEY ACCURACY

I, the undersigned, being the surveyor, do hereby certify that the plat is in accordance with the laws of the State of Tennessee.

Signature: *[Signature]*
 Date: 12/22/11

DEED SCHEDULE

1. The property described in the foregoing plat is subject to the following deed schedule:

1. The property described in the foregoing plat is subject to the following deed schedule:
2. The property described in the foregoing plat is subject to the following deed schedule:
3. The property described in the foregoing plat is subject to the following deed schedule:

DEVELOPMENT SUMMARY

The purpose of this plat is to create 4 individual single family home sites.

COMPLETION PLEASE RETURN TO:

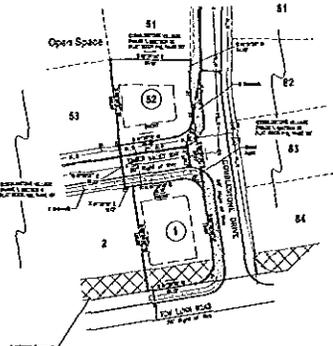
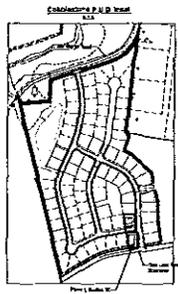
J. O'LEARY & ASSOCIATES LAND SURVEYING
 2528 Nashville Highway, Columbia, TN 38401

FINAL PLAT
COBBLESTONE VILLAGE
 PHASE 1, SECTION 18
 GOLDEN EXCAVATING AND UTILITIES, LLC
 BRIDGESVILLE, TENNESSEE

O'LEARY & ASSOCIATES
LAND SURVEYING
 2528 Nashville Highway, Columbia, TN 38401 • (615) 489-0088
 oleary@oleary.com



Table with 2 columns: Item, Description



CONCRETE P & R YARD
 18,000 SQ. FT.
 200 TON



CERTIFICATE OF OWNERSHIP AND LOCATION

I, the undersigned, do hereby certify that the above described property is the property of the undersigned and is located in the County of Davidson, State of Tennessee, as shown on the attached plat.

CERTIFICATE OF APPROVAL FOR RECORD

I, the undersigned, do hereby certify that the above described property is the property of the undersigned and is located in the County of Davidson, State of Tennessee, as shown on the attached plat.

CERTIFICATE OF APPROVAL OF PUBLIC UTILITIES FOR RECORD

I, the undersigned, do hereby certify that the above described property is the property of the undersigned and is located in the County of Davidson, State of Tennessee, as shown on the attached plat.

CERTIFICATE OF APPROVAL OF PUBLIC UTILITIES FOR RECORD

I, the undersigned, do hereby certify that the above described property is the property of the undersigned and is located in the County of Davidson, State of Tennessee, as shown on the attached plat.

CERTIFICATE OF APPROVAL OF PUBLIC UTILITIES FOR RECORD

I, the undersigned, do hereby certify that the above described property is the property of the undersigned and is located in the County of Davidson, State of Tennessee, as shown on the attached plat.

LOT	ACRES	SQUARE FT.	AREA
1	1.00	43,560	1.00
2	1.00	43,560	1.00

Purpose:
 The purpose of this plat is to create 2 individual single family home lots.



Notes:

- The plat is subject to all laws, ordinances, rules and regulations of the State of Tennessee and the County of Davidson.
- The plat is subject to all laws, ordinances, rules and regulations of the State of Tennessee and the County of Davidson.
- The plat is subject to all laws, ordinances, rules and regulations of the State of Tennessee and the County of Davidson.
- The plat is subject to all laws, ordinances, rules and regulations of the State of Tennessee and the County of Davidson.
- The plat is subject to all laws, ordinances, rules and regulations of the State of Tennessee and the County of Davidson.

PLAT NO. 185023A2
 DATE: 1/21/21
 SURVEYOR: [Signature]

DEVELOPMENT SUMMARY
 ZONE - R2 - PUD
 PHASE 1, SECTION 3C
 TOTAL AREA - 23,560 SQ. FT., 4.54 Acres
 Total Lots - 2
 Area in Right of Way - 4,375 SQ. FT., 0.11 Acres
 Area in Flood Plain - 0 SQ. FT., 0.00 Acres

OPEN SPACE NOTE:
 All open space areas shown on this plat are subject to all laws, ordinances, rules and regulations of the State of Tennessee and the County of Davidson. All open space areas shown on this plat are subject to all laws, ordinances, rules and regulations of the State of Tennessee and the County of Davidson.

Table with 2 columns: Item, Description

FINAL PLAT
COBBLESTONE VILLAGE
 PHASE 1, SECTION 3C
 Golden Excavating and Utilities, LLC
 185023A2

O'LEARY & ASSOCIATES
 LAND SURVEYING
 2258 Nashville Highway * Columbia, TN 38402 * (615) 480-2088
 olearysurveying.com

Spring Hill Planning Commission Regular Meeting



TO: Spring Hill Planning Commission
FROM: Jon Baughman, Associate Planner
MEETING: December 12, 2016
SUBJECT: FPL 273-2016 (The Hamptons Phase 2)

FPL 271-2016: Submitted by Anderson, Delk, Epps & Associates 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 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. The final design of the crash gate is to be determined as the developer is working with the Highlands on this detail.

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 for phase 2.

At the Planning Commission Work Session, the Planning Commission requested that the applicant submit a letter from the Planning Department that indicates approval of Leyland Cypress plantings of 5.5 to 6 feet tall. This email has been provided.

A landscape plan for phase 1 was requested at the Planning Commission Work Session. This has been provided and it indicates Leyland Cypress plantings of 5.5 to 6 feet tall.

Engineers/Public Works Comments:

- No additional comments at this time; all previous comments have been addressed.

Recommendation: Staff recommends approval of FPL 273-2016, the Hamptons, Phase 2, subject to the following conditions:

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

Spring Hill Planning Commission Regular Meeting



TO: Spring Hill Planning Commission
FROM: Jon Baughman, Associate Planner
MEETING: December 12, 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 additional comments at this time.

Recommendation: Staff recommends approval of FPL 274-2016, the Arbors at Autumn Ridge, Phase 12, subject to the following conditions:

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

Spring Hill Planning Commission Regular Meeting



TO: Spring Hill Planning Commission
FROM: Jon Baughman, Associate Planner
MEETING: December 12, 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 additional comments at this time.

Recommendation: Staff recommends approval of FPL 275-2016, the Arbors at Autumn Ridge, Phase 11, subject to the following conditions:

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

Spring Hill Planning Commission Regular Meeting



TO: Spring Hill Planning Commission
FROM: Jon Baughman, Associate Planner
MEETING: December 12, 2016
SUBJECT: FPL 276-2016 (The Arbors at Autumn Ridge, Phase 13)

FPL 276-2016: Submitted by Anderson, Delk, 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 additional comments at this time.

Recommendation: Staff recommends approval of FPL 276-2016, the Arbors at Autumn Ridge, Phase 13, subject to the following conditions:

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

Spring Hill Planning Commission Regular Meeting



TO: Spring Hill Planning Commission
FROM: Jon Baughman, Associate Planner
MEETING: December 12, 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. The parking that is provided on site is sufficient to satisfy the requirements of the City's zoning ordinance.

Building Design: The applicant had submitted images of the anticipated building design. Approval of this sketch plan does not constitute approval of a building design and the Planning Commission requested that the pictures be removed from the sketch plan application as it is not the type of structure the Planning Commission desires to see constructed in the area. 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.

Engineering: No additional comments at this time; all previous comments have been addressed.

Recommendation: Staff recommends approval of SKP 277-2016, Town Center, Lot 2, subject to the following conditions:

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

Spring Hill Planning Commission Regular Meeting



TO: Spring Hill Planning Commission
FROM: Jon Baughman, Associate Planner
MEETING: December 12, 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 site 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.

The Planning Commission requested a crosswalk be installed at the intersection of Prince Street. Resubmittals indicate compliance with this request. Striping on Reserve Boulevard has been provided also.

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. The site plan indicates a "share the road" sign to be installed along the right-of-way of Reserve Boulevard.

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. More detailed elevations of building to be constructed during phase one, submitted after the Planning Commission work session, indicate compatibility with the City's design guidelines.

Landscaping and Buffering: Due to some difficulty disseminating the application materials, the landscape plan was not available to the Planning Commission until after the work session meeting. This has been rectified and the applicant has submitted a detailed landscape plan for the site. The plan indicates 21.5' front yard with landscaping along Reserve Boulevard. The yard along Saturn Parkway varies in width and is 16' wide at its narrowest point. A landscaped strip is provided for in this area between the parking and the right-of-way.

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:

- The final details regarding water service to proposed site is in process of being addressed between water distribution assistant superintendent and the developers engineer.

- No other additional comments at this time; all other comments have been addressed.

Recommendations: Staff recommends approval of STP 278-2016, Lot 4 Reserve Boulevard, subject to the following conditions:

1. Site plan approval shall remain valid for a period of three (3) years, during which time the owner/developer shall be required to obtain and maintain all necessary permits for construction.
2. Modification to the approved site plan may require Planning Commission approval prior.

Spring Hill Planning Commission Regular Meeting



TO: Spring Hill Planning Commission
FROM: Jon Baughman, Associate Planner
MEETING: December 12, 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.

The Planning Commission did not request any revisions at the Work Session on November 28, 2016.

Engineering/Public Works Comments: No comments.

Recommendation: Staff recommends approval of the major modification to STP 148-2016, Spring Hill Smiles.

Spring Hill Planning Commission Regular Meeting



TO: Spring Hill Planning Commission
FROM: Jon Baughman, Associate Planner
MEETING: December 12, 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 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.

Discussion: Discussion at the Planning Commission work session included a request for fencing around the cemetery and the along Cleburne Road.

Engineering/Pubic Works:

- Add 20' PUDE between lots 1 and 10.
- Replace CMP with City approved material of construction between lots 1 and 10.
- Add street names.
- Clarify responsibility for maintenance of proposed storm sewer within private alleys.
- Label all corner PUDE's on lots. (ie. north of alley at lot 113 and road "AS" and lots 102, 323, 53, and lots opposite 62 and 64).

- Utility design details being finalized between water and sanitary sewer assistant superintendents and developers engineer.

Recommendation: Staff recommends approval of PPL 282-2016, the Villages at Harvest Point, Phases 1-4 & 7, subject to the following conditions:

1. Prior to application for a final plat, the applicant shall address all comments.
2. Preliminary plat approval shall remain valid for a period of three (3) years, during which time the applicant/developer shall obtain all necessary permits, complete all applicable improvements, and submit final plat applications for review and approval.
3. Modifications to the plat may require Planning Commission approval prior to submittal of a final plat application. The Planning Commission may deny modification requests pursuant to all applicable criteria listed in the zoning ordinance.

Spring Hill Planning Commission Regular Meeting



TO: Spring Hill Planning Commission
FROM: Jon Baughman, Associate Planner
MEETING: December 12, 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 associated parking.

Streets and Sidewalk: The subject property does not have frontage onto a public street. At work session staff recommended consideration of sidewalk construction along the west side of the internal private drive as this has been required of the surrounding properties. The applicant has addressed this request.

At work session, the Planning Commission requested that the parking lot be striped from the sidewalk to the building; the applicant has addressed this request.

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.

Engineering/Public Works: No additional comments at this time; all previous comments have been addressed.

Recommendation: Staff recommends approval of SKP 283-2016, Honest One Auto Care, subject to the following conditions:

1. Prior to site plan approval the driveway alignment issue must be resolved.
2. Approval shall remain valid for a period of one (1) year, during which time a complete site plan application shall be submitted for Planning Commission approval.
3. Modification to the sketch plan may require Planning Commission approval prior to submittal of a site plan application.

The most important part is you.



December 5, 2016

City of Spring Hill Planning & Zoning
199 Town Center Parkway
Spring Hill, TN 37174
(931) 486-2252

To whom it may concern;

In response to some of the comments and feedback we have recently received from the City as part of the Sketch Plan phase of our project, in particular the comments that impact our proposed access and parking, we wanted to take this opportunity to share some general information about our corporate vision and philosophy, our development goals, and our operational needs. We also wanted to emphasize the importance of providing adequate parking and proper access to our locations.

Honest-1 Auto Care is an up and coming auto maintenance and repair company providing services across the country. Currently there are 63 locations in the US including Clarksville and Farragut Tennessee. Our goal is to transform the customer experience by offering all services under one roof, providing the client "One-Stop Shopping" including quick lubes, transmissions, mufflers, brakes & shocks, and tires. This offers incredible value to the customers who need their cars fixed right away and don't have time to visit several different shops. Our stores are designed to be as welcoming to women as possible, while also improving the experience for men. Honest-1 lobbies are comfortable and family friendly with upscale features like leather chairs and couches, Internet café, I-Pad Bar, complimentary beverages, large screen TVs, secured children's play areas, and tiled restrooms. For customers who either can't or choose not to wait for their vehicles, Honest-1 offers complimentary shuttle services. If repairs to a customer's vehicle takes longer than a single day, we have partnered with Enterprise Rent-a-Car to offer customers a reduced-price rental while their vehicles are in the shop. Our corporate vision and goals are:

- To be the #1 destination for vehicle owners in the areas we serve.
- To create a healthy work environment where our employees enjoy coming to work each day. Having multiple locations in the Middle Tennessee market allows our employees more flexibility and room for growth.
- To provide an atmosphere of confidence in our service and repairs. Our customers must feel confident in their purchases and relationship with the company and staff. Our national Honest-1 Franchise and National Partnership help ensure that we are able to provide this confidence no matter where are customers may be traveling.
- To design and maintain upscale, family friendly repair centers, with convenient access and adequate parking.

The most important part is you.



Our ability to provide an outstanding level of customer service is determined by many factors. Convenient and adequate parking will provide easy access to our customer service area which has been proven to be successful for other Honest-1 locations around the country. As part of determining how best to meet those requirements we consider the following key criteria:

- Our daily car count typically exceeds 120 cars per week with nearly 20 cars onsite at any given time during a normal business day. If the need arises to keep a car onsite overnight we intend to leave those vehicles inside the bays to ensure security to our customers.
- We anticipate that a minimum of 8 of our onsite spaces will be dedicated to employees which would include a center manager, 2 service writers and up to 5 technicians.
- An additional 2 spaces will be used for our complimentary shuttle service.
- Street parking is not available at the Spring Hill location so adequate onsite parking is critical.

The current layout provides for 23 parking spaces. With our staff and shuttle service vehicles using 10 of these spaces this only allows 13 spaces for customer parking. **Reducing the available number of spaces in order to accommodate the driveway alignment suggested by Staff would be detrimental to our ability to successfully meet our customer service model.**

Shifting the driveway alignment as suggested is also problematic due to the following issues;

- It creates an encroachment on to the adjacent property which is not currently part of our parcel. That encroachment would require making adjustments to the existing offsite storm sewer infrastructure already installed by the current owners of that property;
- Stake and tanker trucks will be making deliveries several times a week for parts, tires supplies and removal of the same. Those deliveries are made by a variety of different vendors using varying sizes of vehicles ranging from small van-size trucks to larger trucks including tank trucks 12 ft wide by 14 ft wide and 40 feet in length
- The s-shaped configuration created by the suggested driveway entrance will be very difficult for bulk oil delivery trucks to navigate without running over curbs, landscaping and other improvements resulting in ongoing maintenance and repair issues.

We respectfully request that the driveway locations and configurations currently proposed be allowed to remain unchanged. This will allow us the number of parking spaces we require to operate effectively, eliminate the need to make modifications to the offsite and adjacent improvements and reduce long term maintenance of the curbs around the entrance. Additionally and more importantly, it allows us to successfully meet the needs of our customers who are members of the Spring Hill community.



The most important part is you.

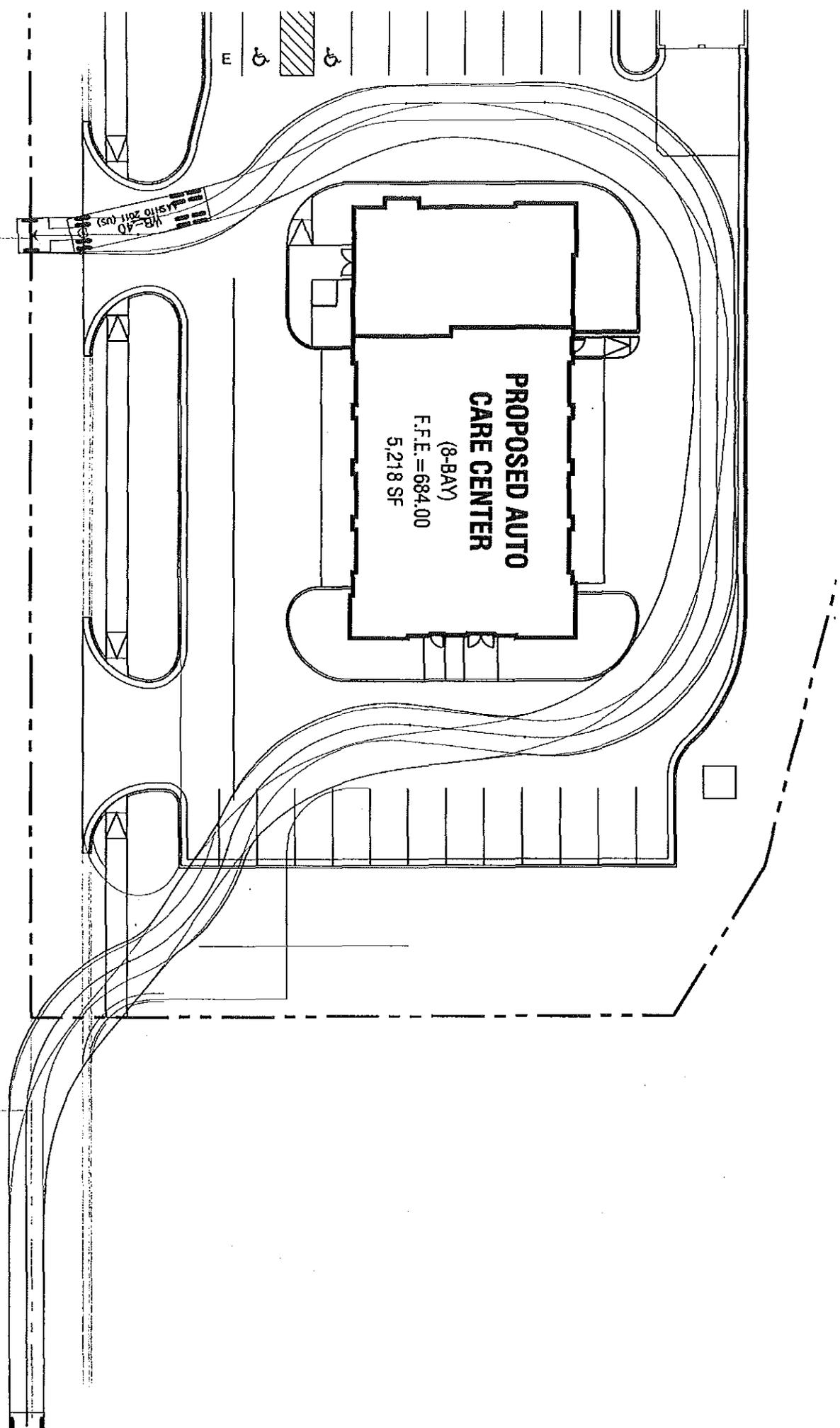
We are very excited to open our Honest-1 auto care center here and look forward to becoming an integral part of the Spring Hill community! Please let us know if we can answer any questions or provide you with more information about our company.

Respectfully

Two handwritten signatures in black ink. The first signature is "Rodney Holliman" and the second is "Peggy Holliman".

Rodney and Peggy Holliman

Owners, Operators and Developers Honest-1 Auto Care Spring Hill

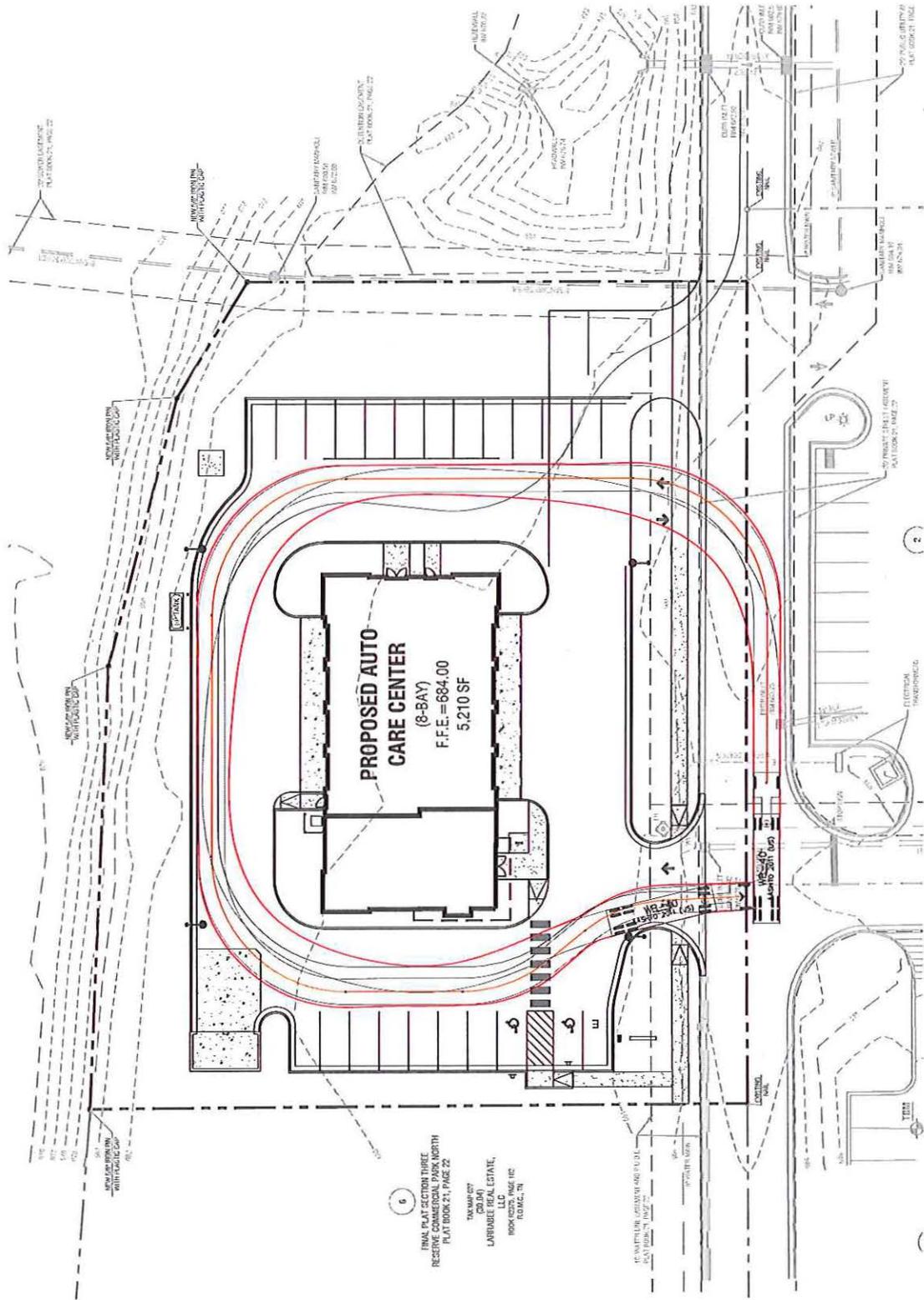


**PROPOSED AUTO
CARE CENTER**

(8-BAY)
F.F.E. = 684.00
5,218 SF

E ♿ ♿

WB-40
1.5110 2011 (vs)



6

FINAL PLAN SECTION THREE
 RESERVE COMMERCIAL PARK NORTH
 PLAT BOOK 21, PAGE 22

TAMMANY
 (BY) ESTATE,
 LARRABEE LLC
 BOOK 225, PAGE 102
 FORD, TN

2

Spring Hill Planning Commission Regular Meeting



TO: Spring Hill Planning Commission
FROM: Jon Baughman, Associate Planner
MEETING: December 12, 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 two 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 and which will result in two separate buildings. The applicant also desires to have the ability to subdivide the third phase in the future.

Zoning: Staff finds that the proposed use is compatible with the current zoning of M-1.

Access: The applicant proposes one access point off of Parkfield Loop. Typical drive aisle width on the site is shown as 24'. Drive aisle width is required to be 25'.

Streets and Sidewalk: The sketch plan indicates a 5' sidewalk along the site 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 rack will be required for site plan submittal.

Building Design: Submitted building elevations indicate a primarily brick façade. Detailed elevations will be required at site plan submittal.

Landscaping and Buffering: The plan indicates a 25' landscape buffer along the northern and western property lines where adjacent to residential and agricultural land. A detailed landscaping plan will be required at site plan submittal.

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. Park spaces are indicated as 20' long. The minimum requirement for parking spaces via the zoning ordinance is 9'x18'.

Engineering/Public Works Comments: No additional comments at this time; all previous comments have been addressed.

Recommendations: Staff recommends approval of SKP 284-2016, 4008 Parkfield Loop, subject to the following conditions:

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

Spring Hill Planning Commission Regular Meeting



TO: Spring Hill Planning Commission
FROM: Jon Baughman, Associate Planner
MEETING: December 12, 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.

Discussion: The proposed modification increases the density of the site and consequently the associated traffic. At the work session, the Planning Commission requested that the correct Major Thoroughfare Plan be referenced in the PUD booklet. This has been addressed by the applicant. Additionally, the Planning Commission expressed a preference for improvements to Tom Lunn Road rather than a fee in lieu of.

Engineering/Public Works:

- Remove emergency access only and create a second public access.
- Require a minimum of a right turn lane off Tom Lunn.

Recommendation: Staff recommends forwarding this request to the Board of Mayor and Aldermen with a recommendation for approval, subject to the following revision:

1. Prior to being placed on a BOMA agenda, the applicant shall make the necessary revisions as outlined by the City Engineer.