

SPRING HILL  
MUNICIPAL PLANNING COMMISSION  
PUBLIC HEARING AGENDA  
199 Town Center Parkway  
Monday, October 10, 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 September 12, 2016 meeting minutes

Approval of the agenda

Consent Agenda:

1. Resolution 16-96 Reduce and Establish Maintenance Bond Brixworth Ph 1 Sec 1
2. Resolution 16-114 Recommend acceptance and dedication of road rights-of-way and public improvements for Brixworth Phase 1, Section 1.
3. Resolution 16-98 Establish Maintenance Bond for Shirebrook Ph 2
4. Resolution 16-99 Establish Performance Bond for Shirebrook Ph 2
5. Resolution 16-100 Establish Maintenance Bond for Wades Grove Sect 15A
6. Resolution 16-101 Establish Performance Bond for Wades Grove Sect 15A
7. Resolution 16-102 Establish Maintenance Bond for Wades Grove Sect 17A
8. Resolution 16-103 Establish Performance Bond for Wades Grove Sect 17A
9. Resolution 16-104 Release Maintenance Bond Arbors at Autumn Ridge Ph 2
10. Resolution 16-105 Dedication of Road ROW and Public Improvements In Arbors at Autumn Ridge Ph 2
11. Resolution 16-106 Release Performance Bond Arbors at Autumn Ridge Ph 3 & Ph 4
12. Resolution 16-107 Dedication of Road ROW and Public Improvements In Arbors at Autumn Ridge Ph 3 & Ph 4
13. Resolution 16-108 Release Maintenance Bond Meadowbrook Ph 4 Sec 1
14. Resolution 16-109 Dedication of Road ROW and Public Improvements In Meadowbrook Ph 4 Sec 1
15. Resolution 16-110 Release Maintenance Bond Meadowbrook Ph 4 Sec 2
16. Resolution 16-111 Dedication of Road ROW and Public Improvements In Meadowbrook Ph 4 Sec 2
17. Resolution 16-112 Release Maintenance Bond Meadowbrook Ph 4 Sec 3
18. Resolution 16-113 Dedication of Road ROW and Public Improvements In Meadowbrook Ph 4 Sec 3
19. **CCP-248-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for Shirebrook Phase 2. The property is zoned B-4 (Central Business District) and contains approximately 3.422 acres. The applicant requests concurrent plat approve for 36 single family residential lots.

20. **FPL 250-2016**: Submitted by Stanford and Associates, Inc for Wades Grove, Section 17A. The property is zoned R-2 (Medium Density Residential) PUD Planned Unit Development, and contains approximately 9.95 acres. The applicant requests final plat approval for 24 single family residential lots.
21. **FPL 251-2016**: Submitted by Stanford and Associates, Inc for Wades Grove, Section 15A. The property is zoned R-2 (Medium Density Residential) PUD and contains approximately 12.96 acres. The applicant requests final plat approval for 29 single family residential lots.
22. **FPL 255-2016**: Submitted by Wes Engineers & Surveyors for Crooked Creek, Section 1. The property is zoned R-2, Medium Density Residential and contains 7.98 acres. The applicant requests final plat approval for 20 single family residential lots.
23. **FPL 256-2016**: Submitted by Wes Engineers & Surveyors for Brixworth, Phase 4, Section 1. The property is zoned R-2, Medium Density Residential and contains 14.42 acres. The applicant requests final plat approval for 35 single family residential lots.
24. **FPL 257-2016**: Submitted by Wes Engineers & Surveyors for Brixworth, Phase 4, Section 2. The property is zoned R-2, Medium Density Residential and contains 21.08 acres. The applicant requests final plat approval for 49 single family residential lots.

**New Business:**

1. **PPL 228-2016**: Submitted by ESP Associates for Southern Springs Phase 3 and 6. The property is zoned B-1 Office and Limited Retail and contains approximately 90.97 acres. The applicant requests preliminary plat approval for 111 single family residential lots.
2. **SKP 249-2016**: Submitted by Anderson, Delk, Epps & Associates, Inc. for property located on Reserve Blvd. The property is zoned B-4 and contains approximately 2.024 acres+. The applicant requests sketch plan approval for one commercial lot.
3. **PPL 252-2016**: Submitted by Stanford and Associates, Inc for Wades Grove, Section 18. The property is zoned R-2 (Medium Density Residential) PUD and contains approximately 25.53 acres. The applicant requests Preliminary Plat approval for 79 single family residential lots.
4. **PUD 254-2016**: Submitted by Littlejohn for The Villages at Harvest Point. The property is zoned R-2 Medium Density Residential PUD, Planned Unit Development and contains approximately 265 acres. The applicant requests final development plan approval for 557 single family residential lots and 234 multi-family residential townhomes.
5. **STP 259-2016**: Submitted by ESP Associates for Southern Springs Phase 3. The property is zoned B-1 Office and Limited Retail and contains approximately 10.6 acres. The applicant requests Site plan approval for 17,814 s/f amenity center.
6. **PPL 260-2016**: Submitted by Mullins, LLC for Slayton Cove. The property is zoned R2, Medium Density and R-4, High Density Residential and contains approximately 49.8 acres. The applicant requests preliminary plat approval for 116 single family residential lots.
7. **ADM 247-2016**: Submitted by the Planning Department. The proposal is to amend the Zoning Ordinance to adopt provision for telecommunication towers.

Other Business

2017 Meeting Schedule Calendar

Adjourn

**SPRING HILL  
MUNICIPAL PLANNING COMMISSION  
REGULAR MEETING MINUTES  
MONDAY, SEPTEMBER 12, 2016  
5:30 P.M.**

Chairman Paul Downing called the meeting to order

Members present were: Alderman Duda, Alderman Matt Fitterer, Pat Hairston, Paula Hepp and Matt Koss. Also present were: City Attorney Patrick Carter, Dara Sanders, Jonathan Baughman, Bonnie Turnbow and City Engineer, Tom Wolf. Charles Schoenbrodt arrived at 5:45pm.

*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) – Phillip Taylor, 1518 Indian Springs Rd., Pegram, Tn. regarding the Hampton Springs Townhomes. He would like to be added to the agenda.

Public Comment (Agenda Items) – No Comments

Approval of August 8, 2016 meeting minutes: Alderman Duda made a motion to approve the August 8, 2016 meeting minutes. Motion seconded by Commissioner Hairston. Motion passed 6/0.

Approval of the agenda:

Alderman Duda made a motion to approve the agenda. Motion seconded by Commissioner Hairston.

Alderman Duda request Resolution 16-96 and Resolution 16-97 be pulled from the Consent Agenda.

Alderman Duda made a motion to consider FPL 214-2016 under new business. Motion seconded by Alderman Fitterer. Motion passed 6/0

Consent Agenda:

1. **Resolution 16-94:** Establish Performance Bond for Morning Pointe of Spring Hill
2. **Resolution 16-95:** Release Maintenance Bond for Kedron Rd turn lane at Reserve Blvd
3. **PPL 236-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for Copper Ridge Phase 4. The property is zoned R-4 High Density, Residential and contains approximately 12.55 acres. The applicant requests Preliminary Plat approval for 42 single family residential lots.

Alderman Duda made a motion to approve the amended Consent Agenda. Motion seconded by Commissioner Hairston. Motion passed 6/0.

**Old Business:**

- 1.) **STP 224-2016:** Submitted by WES Engineers & Surveyors for property located at 2210 Spedale Court. The property is zoned B-4, Central Business District, and contains approximately 1.75 acres. The applicant requests site plan approval for a 8,500 sq/ft, Multi-Tenant Office Building.

**Staff conditions:**

1. The parking lot shall be revised to fit all parking spaces on the property or a property line adjustment shall be submitted to accomplish the same.
2. 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.
3. Modification to the approved site plan may require Planning Commission approval prior.

Alderman Duda made a motion to approve **STP 224-2016** with staff conditions. Motion seconded by Commissioner Koss. Motion passed 7/0.

- 2.) **PPL 230-2016:** Submitted by Ragan-Smith for The Cove at Spring Hill Subdivision. The property is zoned R-2 Medium Density Residential and contains 91.13 acres. The applicant requests preliminary plat approval for 94 single family residential lots.

**Staff condition:**

1. A 5-foot-wide sidewalk shall be constructed on the west side of Tom Lunn road with the first phase of development.
2. Preliminary Plat approval shall remain valid for a period of three (3) years, during which time the applicant shall obtain Planning Commission approval of a final plat application.
3. Modification to the plat may require Planning Commission approval prior to submittal of a final plat application.

Alderman Fitterer made a motion to approve **PPL 230-2016** with staff conditions. Motion seconded by Alderman Duda. Motion passed 6/1.

- 3.) **PPL 226-2016:** Submitted by Stacy Santoro for property located at 4135 Kedron Rd. The property is zoned R-4, High Density Residential and contains approximately 7.48 acres. The applicant requests preliminary plat approval for 32 single family residential lots.

**Staff conditions:**

1. The site shall be developed as proposed and approved.
2. Preliminary plat approval shall remain valid for a period of three (3) years, during which time the applicant shall obtain Planning Commission approval of a final plat application.
3. Modification to the plat may require Planning Commission approval prior to submittal of a final plat application.
4. Amenities shown on this plat will be install prior to fifty percent of the building permits for this proposed development being issued.

Alderman Duda made a motion to approve **PPL 226-2016** with staff conditions, adding condition number 4. Motion seconded by Alderman Fitterer. Motion passed 7/0

- 4.) **STP 229-2016:** Submitted by Pastor John Privett for property at 5083 Main Street. The property is zoned B-3, Intermediate Business District and contains approximately 2.9 acres. The applicant requests site plan approval for 13,440 sq/ft church.

**Staff conditions:**

1. Board of Zoning Appeals approval of a variance from the required number of parking spaces shall be required prior to the issuance of any permits for the subject property. Should the Board of Zoning Appeals deny the required variance, this approval shall be considered null and void, as the project will not comply with the City's minimum requirements of the zoning ordinance.
2. Prior to the issuance of permits, the applicant shall record an easement plat to dedicate the required 47.5 feet of right-of-way along Main Street.
3. Prior to the issuance of permits, the applicant shall pay a fee in-lieu of sidewalk construction along Main Street.
4. Site Plan approval shall remain valid for a period of three (3) years, during which time all conditions shall be met and permits obtained.
5. Modification to the site plan may require Planning Commission approval prior to the issuance of permits.

Alderman Fitterer made a motion to approve **STP 229-2016** with staff conditions. Motion second by Alderman Duda. Motion passes 7/0.

**New Business:**

- 1) **RZN 237-2016:** Submitted by McNeely Civil Engineering Services for property located at 1002 Red Pepper Ridge Rd. This property is zoned B-3, Intermediate Business District and contains 1.24 acres. The applicant requests rezoning of this property from a B-3, intermediate Business District to R-4, High Density Residential.

**Staff conditions:**

1. The proposed development shall include sidewalks and buffer areas as determined sufficient by the Planning Commission.
2. The proposed development shall include a single curb cut on Red Pepper Ridge.
3. The front façade of the eastern building shall front on Steven P. Yokich Parkway.

Alderman Fitterer made a motion to forward **RZN 237-2016** with a favorable approval with staff conditions to the Board of Mayor and Alderman. Motion seconded by Commissioner Hepp. Motion failed 6/1

Alderman Fitterer made a motion to forward **RZN 237-2016** to the Board of Mayor and Alderman with a negative recommendation. Motion seconded by Commissioner Schoenbrodt. Motion passed 7/0.

- 2) **RZN 239-2016:** Submitted by Sawyer Land Surveying, LLC for property located on Tom Lunn Rd. The property is zoned R-2 and contains approximately 44.12 acres. The applicant requests rezoning of the property from R-2, Medium Density Residential to R-4, High Density Residential.

**Staff conditions:**

1. Street improvements will be evaluated and required at the time of neighborhood concept plan approval. At a minimum, improvement to Tom Lunn Road will span from the northern boundary of the subject property to the northern project boundary of the adjacent development (PPL 230-2016) and will include the construction of a 5' sidewalk on one side.
2. Access to the new residential lots shall be provided from the new internal street network. No driveways shall be permitted onto Tom Lunn Road.
3. Uses permitted shall be limited to single-family detached residential lots.

Alderman Fitterer moved to suspend the rules of the day to allow Mr. Lance to speak. Motion passed 7/0.

Mr. Rick Lance, 4463 Tom Lunn Road voiced his concerns about RZN 239-2016.

Alderman Fitterer called for the rules of the day.

Alderman Fitterer made a motion to forward **RZN 239-2016** with staff conditions to the Board of Mayor and Alderman with a favorable recommendation. Motion seconded by Commissioner Koss. Motion passed 5/2.

- 3) **NCP 240-2016**: Submitted by Mullins, LLC for property located south of Brixworth Dr and east of Jutes Dr. The property is zoned R-2, Medium Density Residential and contains approximately 112.9 acres. The applicant requests approval for a Neighborhood Concept Plan for 255 single family residential lots.

**Staff conditions:**

1. The applicant/developer shall be required to construct a trail through the project in accordance with the Bicycle and Greenway Plan. Construction details and completion shall be required with the corresponding phase.
2. The applicant/developer shall be responsible for off-site improvement of Hurt Road to include a local street cross section with two driving lanes, no curb, and sidewalk on one side of the street. Improvement shall be completed with the area shown as Phase Five. Should the applicant's request for a reduction in the adequate facilities fees for improvement to Hurt Road not be approved, the applicant may request amendment to the requirements of this condition of approval.
3. Approval of this neighborhood concept plan shall remain valid for a period of three (3) years, during which time the applicant/developer shall submit a preliminary plat application.
4. Modification to the approved neighborhood concept plan may require Planning Commission approval prior to submittal of a preliminary plat application.

Alderman Fitterer made a motion to approve **NCP 240-2016** with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 7/0

- 4) **SKP 242-2016**: Submitted by Wes Engineers & Surveyors for property located on Duplex Rd. The property is zoned R-4, High Density Residential and contains approximately 18.01 acres. The applicant requests Sketch Plan approval for 208 dwelling units.

**Engineering and Public Works:** Road improvements to Port Royal where backside connection will occur (recommend dedicated southbound right turn lane due to estimated trip generation factors of this project

**Staff conditions:**

1. At the time of site plan approval, the transition between the existing (Cadence Drive) and planned (to the north) public streets and the private driveways associated with the parking lot shall be determined. Portions of these transitions may be required to be constructed to City street standards and dedicated as public right-of-way.
2. The applicant/developer shall improve Port Royal to include a right-turn lane. At the time of site plan approval, the applicant shall provide required construction details.
3. The applicant/developer shall be required to construct a trail connection as shown on the sketch plan and in accordance with the City's Bicycle and Greenway Plan. Construction details shall be submitted with the site plan application. Any construction off-site shall be coordinated with the property owner.
4. Approval of this sketch plan shall remain valid for a period of one (1) year, during which time a site plan application shall be submitted.

5. Modification to this sketch plan approval may require Planning Commission approval prior to the submittal of a site plan application.

6. Buffer yard on site plan

Alderman Duda made a motion to add condition number 6. Motion seconded by Alderman Fitterer. Motion passed 6/1.

Alderman Fitterer made a motion to approve SKP 242-2016 with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion fails 4/3.

5) ADM 243-2016: Submitted by Ryan Geibel for property located at 444 Heroit Drive. The property is zoned R-4, High Density Residential and contains approximately 6,054 s/f. The applicant requests a reduction of a portion of the landscape buffer.

**Staff Conditions:**

1. The patio area shall be limited to the area proposed. Future improvements of the patio area may include a pergola and other typical outdoor furniture and amenities typically enjoyed by a single-family residence.

Alderman Fitterer made a motion to approve ADM 243-2016 with staff conditions. Motion seconded by Commissioner Schoenbrodt. Motion passed 7/0

6) FPL 214-2016: Submitted by Mark Cantrell for Hampton Springs Townhomes. The property is zoned R-2, Medium Density, Residential Planned Unit Development and contains approximately 13.78 acres. The applicant requests final plat approval for 11 townhome lots.

**Engineering conditions:**

1.) Show ADA ramps

2.) Include General Note that all signage is to be MUTCD regulations

3.) Make application for performance and maintenance bonds.

Alderman Duda made a motion to approve FPL 214-2016 with engineering conditions 1 and 3. Motion seconded by Alderman Fitterer. Motion passed 6/1.

7) Resolution 16-96: Reduce and Establish Maintenance Bond Brixworth Ph 1 Sec 1

Alderman Duda made a motion to defer Resolution 16-96. Motion seconded by Alderman Fitterer. Motion passed 7/0.

8) Resolution 16-97: Reduce and Establish Maintenance Bond Brixworth Ph 1 Sec 2

Alderman Duda made a motion to approve Resolution 16-97. Motion seconded by Alderman Fitterer. Motion passed 7/0.

Other Business

Adjourn

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Paul Downing, Chairman

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Dara Sanders P.C. Secretary



**City of Spring Hill**

**Planning Commission**

**DATE:** September 29, 2016

**REQUEST:** Release the performance bond for Brixworth Phase 1, Section 1

Recommend acceptance and dedication of road rights-of-way and public improvements for Brixworth Phase 1 Section 1

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

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**OVERVIEW:**

- A performance bond is currently in place for Phase 1, Section 1 in the amount of \$50,000.
- Binder was put on road by a previous developer; roads were already final topped when Smart Living LLC purchased Brixworth Phase 1, Section 2. At such time Planning Commission deemed a bond necessary for Section 1 to ensure no damage to the roads while Section 2 was being completed. Section 2 has now been completed.
- All certificates of satisfaction have been signed off by Public Works department staff.

**PC ACTION REQUESTED:**

- Approve PC Resolution 16-96 to release the performance bond for Brixworth Phase 1, Section 1
- Approve PC Resolution 16-114 to recommend acceptance and dedication of road rights-of-way and public improvements for Brixworth Phase 1 Section 1

**RESOLUTION 16-96 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE PERFORMANCE BOND FOR  
BRIXWORTH PHASE 1, SECTION 1**

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

**WHEREAS**, the existing Letter of Credit, considered a “performance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sewer lines, water lines, storm water drainage, 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 Performance Letter of Credit for Brixworth Phase 1 Section 1 in the amount of \$50,000.00 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Performance Letter of Credit for Brixworth Phase 1 Section 1 in the amount of **\$50,000.00** is hereby approved.

Passed and adopted this 10<sup>th</sup> day of October, 2016.

\_\_\_\_\_  
Paul Downing, Chairman

\_\_\_\_\_  
Dara Sanders, Secretary

**RESOLUTION 16-114 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION RECOMMENDING ACCEPTANCE AND DEDICATION OF ROAD  
RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING  
PLAT FOR  
BRIXWORTH PHASE 1 SECTION 1**

**WHEREAS**, Ira T. Adams has a recorded Final Plat for Brixworth Phase 1 Section 1 in Williamson County Plat Book P37, Page 33; and

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

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

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

**WHEREAS**, the developer is required under Article III, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

**WHEREAS**, the Planning Commission deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way and Public Improvement's be accepted and the same become a part of the Public Street system of the City of Spring Hill.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that dedication and acceptance of Road Rights-of-Way and Public Improvements within Brixworth Phase 1 Section 1 as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 10<sup>th</sup> day of October, 2016.

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Paul Downing, Chairman

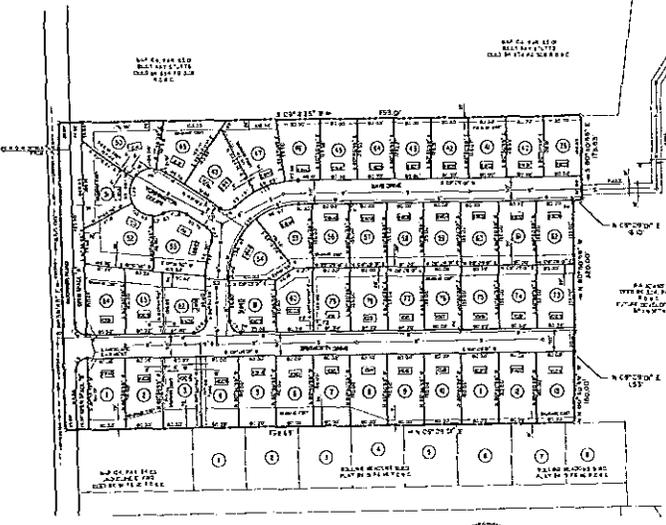
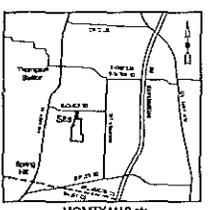
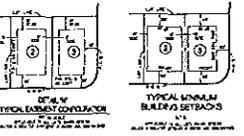
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Dara Sanders, Secretary



**NOTES**

1. PROPERTY MAP OF 1/2 SECTION 18, T. 20 N., R. 12 E., RANGE 12, COUNTY OF SPRING HILL, MISSOURI.
2. THIS SURVEY IS FOR THE PURPOSE OF SUBDIVIDING THE LAND SHOWN INTO LOTS AND BLOCKS.
3. THE LOTS AND BLOCKS SHOWN ON THIS MAP ARE THE RESULT OF A SURVEY MADE BY THE SURVEYOR AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE SURVEY.
4. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE LAND SHOWN ON THIS MAP IS THE PROPERTY OF THE OWNER AND IS NOT SUBJECT TO ANY OTHER CLAIMS OR INTERESTS.
5. THE SURVEYOR HAS BEEN ADVISED BY THE OWNER THAT THE LAND SHOWN ON THIS MAP IS NOT SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY.
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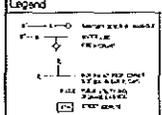


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REGISTERED OFFICE  
STATE OF MISSOURI  
COUNTY OF SPRING HILL  
RECORDED  
DATE: 10/10/10  
BY: [Signature]

937/33



**PHASE ONE SECTION ONE Brixworth**

<b>CERTIFICATE OF OWNERSHIP AND DESCRIPTION</b>	<b>CERTIFICATE OF APPROVAL OF SURVEY</b>	<b>CERTIFICATE OF APPROVAL OF PUBLIC SAFETY OFFICER</b>	<b>CERTIFICATE OF SURVEY RECEIPT</b>	<b>CERTIFICATE OF APPROVAL OF PUBLIC SAFETY OFFICER</b>	<b>CERTIFICATE OF APPROVAL OF PUBLIC SAFETY OFFICER</b>	<b>CERTIFICATE OF APPROVAL FOR RECORDING</b>	<b>CITY OF SPRING HILL PLANNING COMMISSION</b>
[Signature]	[Signature]	[Signature]	[Signature]	[Signature]	[Signature]	[Signature]	TOTAL ACRES: 1.23 ACRES PLANNED: 1.23 ACRES OPEN SPACE: 0.00 ZONING: R-1 DATE: 10/10/10 SCALE: 1" = 100'



**City of Spring Hill**

**Planning Commission**

**DATE:** September 19, 2016

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

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

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**OVERVIEW:**

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

**PC ACTION REQUESTED:**

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

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

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

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

**WHEREAS**, the Maintenance Bond is guaranteeing the workmanship and materials of certain improvements existing on 36 lots, and the repair of such should damage occur during covered period; and

**WHEREAS**, the following improvements are required pursuant to the Final Plat:  
*Water, Sewer, Storm Water Drainage and Basins, Streets and Curbs; and*

**WHEREAS**, to date, the improvements have been completed, but not accepted by the City and, therefore, a Maintenance Bond is required; and

**WHEREAS**, it is the recommendation of the City Engineer that a Maintenance Bond be established for a minimum of twelve (12) months, in the amount of **\$80,280.00**; and

**WHEREAS**, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner.

**NOW, THEREFORE, BE IT RESOLVED**, that the Spring Hill Planning Commission approves the establishment of a Maintenance Bond for Shirebrook Phase 2 in the amount of **\$80,280.00**.

Passed and adopted this 10<sup>th</sup> day of October, 2016.

\_\_\_\_\_  
Paul Downing, Chairman

\_\_\_\_\_  
Dara Sanders, Secretary



## Utility Information Sheet

Development SHIREBROOK

Phase 2 Section N/A #of lots 36

### Cost to install Utility's (Maintenance Bond)

Sewer line \$116,700.00

Water line \$ 84,300.00

Storm Water \$ 49,700.00

Curbing \$ 2,900.00

Binder \$ 14,000.00

TOTAL = \$267,600.00

30% BOND = \$80,280.00

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

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

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

**WHEREAS**, the Performance Bond is guaranteeing the construction of certain improvements on 36 lots; and

**WHEREAS**, the following improvements are required pursuant to the Final Plat:  
*Sidewalks, Street Lights, Street Signs and Final topping to all streets with 1 ½ inches of hot mix asphalt; and*

**WHEREAS**, to date, the improvements have not been completed and/or accepted by the City and, therefore, a Performance Bond is required; and

**WHEREAS**, it is the recommendation of the City Engineer that a Performance Bond be established in the amount of **\$48,097.00**; and

**WHEREAS**, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner; and

**WHEREAS**, upon completion of the public improvements listed above, the Developer will be required to file a "maintenance" bond guaranteeing performance of the public improvements for a minimum of an additional one year period with the Planning Commission after the dedication and acceptance of such public improvements by the Board of Mayor and Aldermen.

**NOW, THEREFORE, BE IT RESOLVED**, that the Spring Hill Planning Commission approves the establishment of a Performance Bond for Shirebrook Phase 2 in the amount of **\$48,097.00**.

Passed and adopted this 10<sup>th</sup> day of October, 2016

\_\_\_\_\_  
Paul Downing, Chairman

\_\_\_\_\_  
Dara Sanders, Secretary



## Utility Information Sheet

Development SHIREBROOK

Phase 2 Section N/A #of lots 36

### Cost to install Utility's (Performance Bond)

Signage \_\_\_\_\_ \$ 2,000.00 \_\_\_\_\_

Street Lights \_\_\_\_\_ \$ 7,050.00 \_\_\_\_\_

Sidewalks \_\_\_\_\_ \$22,375.00 \_\_\_\_\_

Final Asphalt Topping\_ \$12,300.00 \_\_\_\_\_

TOTAL = \$43,725.00

+ 10% = \$ 4,372.00

**TOTAL BOND = \$48,097.00**

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



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

**Application for Surety**

Property Information	Project Name: <u>Shinebrook</u>	Section: _____
	Phase: <u>Phase 2</u>	Number of Lots Remaining: _____
	Number of Lots Approved: <u>36</u>	Number of Lots Remaining: _____
	Surety Type: <input checked="" type="checkbox"/> Maintenance <input checked="" type="checkbox"/> Performance <input type="checkbox"/> Restoration	
	Posted With: <input checked="" type="checkbox"/> Letter of Credit <input type="checkbox"/> Performance Bond	
	<input type="checkbox"/> Insurance Bond <input type="checkbox"/> Cash	
	Surety Amount: \$ _____	Expiration Date: ___/___/___
	Automatic Renewal Clause included with Surety: Yes / No (Circle One)	
	Purpose of Surety: _____	
Financial Information	Name of Financial Institution: <u>First Bank</u>	Surety #: _____
	Contact Person: <u>Charles Scruggs</u>	Email: <u>CScruggs@firstbankonline.com</u>
	Address: <u>318 Seaboard Ln Ste 205</u>	
	City, State, Zip: <u>Franklin, TN 37067</u>	
	Phone Number: <u>(615) 448-8047</u>	Fax Number: <u>(615) 778-9550</u>
	<u>615-778-1156</u>	
Contact Information	Name of Owner/Developer or Representative: <u>Regent Homes (Corey Wallace)</u>	
	Address: <u>6901 Lenox Village Dr</u>	
	City, State, Zip: <u>Nashville TN 37211</u>	
	Phone Number: <u>(615) 626-2667</u>	Fax Number: <u>(615) 332-3366</u>
		<u>Corey.Wallace@Regenthomes-TN.com</u>

**Action Request**

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

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

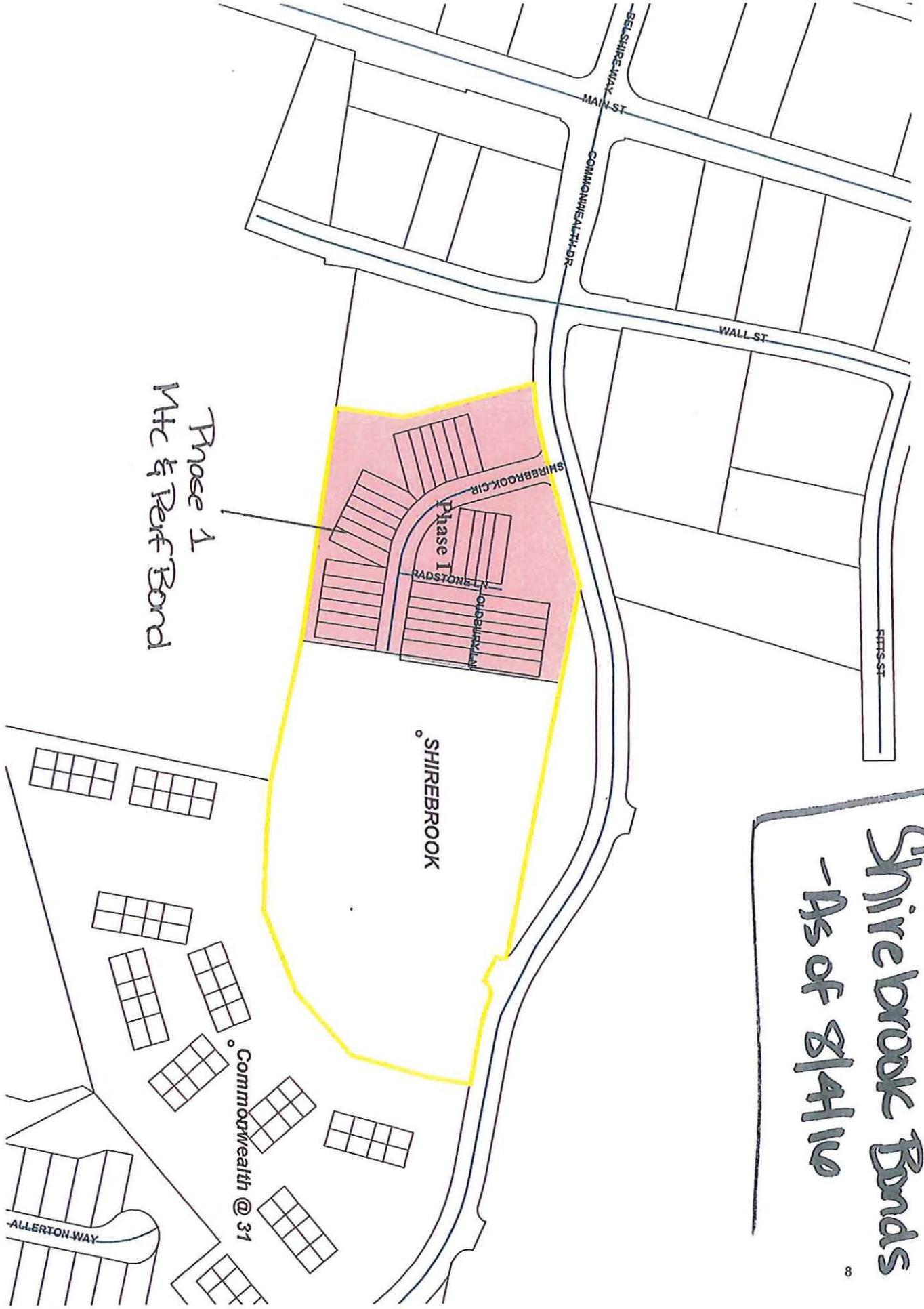
(Please provide proof of difficulty below)

Explanation for Proof of Difficulty:

  
 Applicant Signature Date 6-30-16

\_\_\_\_\_  
 City Staff Signature Date





Phase 1  
Mt & Ref Bond

Shirebrook Bonds  
-As of 8/4/10



**City of Spring Hill**  
**Planning Commission**

DATE: September 19, 2016

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

SUBMITTED BY: Thomas S. Wolf, City Engineer

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**OVERVIEW:**

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

**PC ACTION REQUESTED:**

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

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

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

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

**WHEREAS**, the Maintenance Bond is guaranteeing the workmanship and materials of certain improvements existing on 29 lots, and the repair of such should damage occur during covered period; and

**WHEREAS**, the following improvements are required pursuant to the Final Plat:  
*Water, Sewer, Storm Water Drainage and Basins, Streets and Curbs; and*

**WHEREAS**, to date, the improvements have been completed, but not accepted by the City and, therefore, a Maintenance Bond is required; and

**WHEREAS**, it is the recommendation of the City Engineer that a Maintenance Bond be established for a minimum of twelve (12) months, in the amount of **\$155,266.00**; and

**WHEREAS**, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner.

**NOW, THEREFORE, BE IT RESOLVED**, that the Spring Hill Planning Commission approves the establishment of a Maintenance Bond for Wades Grove Section 15A in the amount of **\$155,266.00**.

Passed and adopted this 10<sup>th</sup> day of October, 2016.

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Paul Downing, Chairman

---

Dara Sanders, Secretary



## Utility Information Sheet

Development WADES GROVE

Phase N/A Section 15A #of lots 29

### Cost to install Utility's (Maintenance Bond)

Sewer line \$200,380.00

Water line \$146,638.00

Storm Water \$104,931.00

Curbing \$ 19,494.00

Binder \$ 46,110.00

TOTAL = \$517,553.00

30% BOND = \$155,266.00

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

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

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

**WHEREAS**, the Performance Bond is guaranteeing the construction of certain improvements on 29 lots; and

**WHEREAS**, the following improvements are required pursuant to the Final Plat:  
*Sidewalks, Street Lights, Street Signs and Final topping to all streets with 1 ½ inches of hot mix asphalt; and*

**WHEREAS**, to date, the improvements have not been completed and/or accepted by the City and, therefore, a Performance Bond is required; and

**WHEREAS**, it is the recommendation of the City Engineer that a Performance Bond be established in the amount of **\$117,740.00**; and

**WHEREAS**, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner; and

**WHEREAS**, upon completion of the public improvements listed above, the Developer will be required to file a “maintenance” bond guaranteeing performance of the public improvements for a minimum of an additional one year period with the Planning Commission after the dedication and acceptance of such public improvements by the Board of Mayor and Aldermen.

**NOW, THEREFORE, BE IT RESOLVED**, that the Spring Hill Planning Commission approves the establishment of a Performance Bond for Wades Grove Section 15A in the amount of **\$117,740.00**.

Passed and adopted this 10<sup>th</sup> day of October, 2016

\_\_\_\_\_  
Paul Downing, Chairman

\_\_\_\_\_  
Dara Sanders, Secretary



## Utility Information Sheet

Development WADES GROVE

Phase N/A Section 15A #of lots 29

### Cost to install Utility's (Performance Bond)

Signage \_\_\_\_\_ \$ 784.00 \_\_\_\_\_

Street Lights \_\_\_\_\_ \$ 10,920.00 \_\_\_\_\_

Sidewalks (feet) \_\_\_\_\_ 2,605 L/F \_\_\_\_\_

Sidewalks (cost) \_\_\_\_\_ \$ 58,631.00 \_\_\_\_\_

Road linear feet \_\_\_\_\_ 1,592 L/F \_\_\_\_\_

Road width \_\_\_\_\_ 60' \_\_\_\_\_

Final Asphalt Topping cost \_\_\_\_\_ \$36,701.00 \_\_\_\_\_

TOTAL = \$107,036.00

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

# 2  
15A-M

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



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

Application for Surety

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

Action Request

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

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

Explanation for Proof of Difficulty:

SEE EXHIBITS

Randy Chalk 9/7/2016  
 Applicant Signature Date  
 JOHN MAHER BUILDERS, INC  
 LAND DEVELOPMENT MGR

City Staff Signature Date

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



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

# 2  
 15A-1P

Application for Surety

<b>Property Information</b>	Project Name: <u>WADES GROVE SUBDIVISION</u> Phase: <u>15A-29 LOTS</u> Section: <u>15-16-17, 111 LOTS</u> Number of Lots Approved: <u>29</u> Number of Lots Remaining: <u>58</u> Surety Type: <input type="checkbox"/> Maintenance <input checked="" type="checkbox"/> Performance <input type="checkbox"/> Restoration Posted With: <input type="checkbox"/> Letter of Credit <input type="checkbox"/> Performance Bond <input checked="" type="checkbox"/> Insurance Bond <input type="checkbox"/> Cash Surety Amount: \$ _____ Expiration Date: ____/____/____ Automatic Renewal Clause included with Surety: Yes / No (Circle One) Purpose of Surety: <u>FINAL PAVING, STREET LIGHTS</u>
<b>Financial Information</b>	Name of Financial Institution: <u>NGM INSURANCE Co.</u> Surety #: _____ Contact Person: <u>KATHRYN BYUS</u> Email: <u>KATHRYN-BYUS@A3G.COM</u> Address: <u>5500 MARYLAND WAY</u> City, State, Zip: <u>BRENTWOOD TN, 37027</u> Phone Number: <u>(615) 377-5154</u> Fax Number: <u>(615) 263-5854</u>
<b>Contact Information</b>	Name of Owner/Developer or Representative: <u>JOHN MAHER BUILDERS/R, AYDELOTT</u> Address: <u>1109 OLD KEDRON RD</u> City, State, Zip: <u>SPRING HILL TN, 37174</u> Phone Number: <u>(615) 489-1981</u> Fax Number: <u>(615) 489-1985</u>

Action Request

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

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

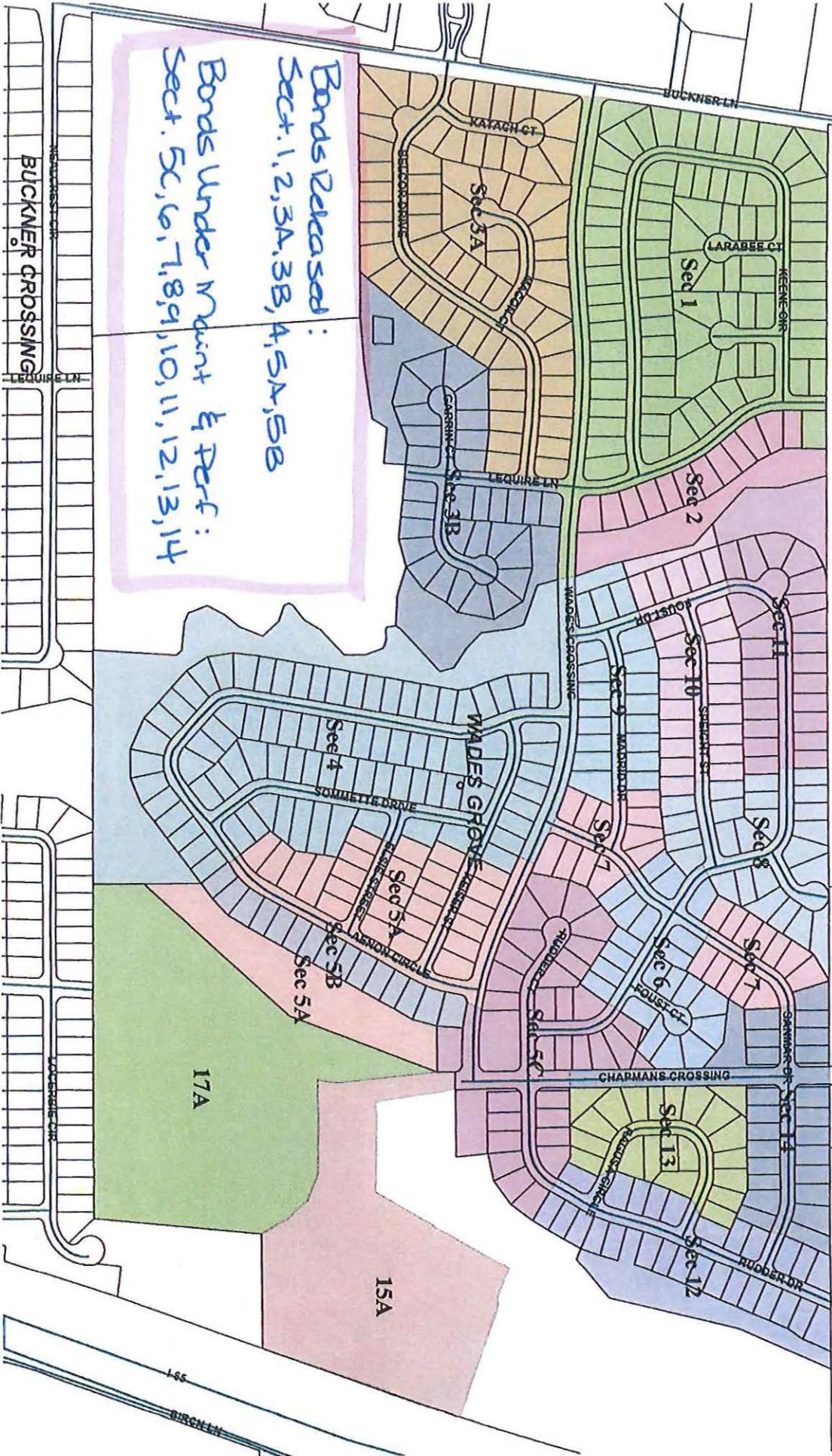
Explanation for Proof of Difficulty:

SEE EXHIBITS

Randy Chalk      9/7/2016      \_\_\_\_\_  
 Applicant Signature      Date      City Staff Signature      Date  
 JOHN MAHER BUILDERS, INC  
 LAND DEVELOPMENT MGR



# Mades Grove



Bonds Released:  
 Sect. 1, 2, 3A, 3B, 4, 5A, 5B

Bonds Under Maint & Perf:  
 Sect. 5C, 6, 7, 8, 9, 10, 11, 12, 13, 14



**City of Spring Hill**

**Planning Commission**

**DATE:** September 19, 2016

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

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

---

**OVERVIEW:**

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

**PC ACTION REQUESTED:**

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

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

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

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

**WHEREAS**, the Maintenance Bond is guaranteeing the workmanship and materials of certain improvements existing on 24 lots, and the repair of such should damage occur during covered period; and

**WHEREAS**, the following improvements are required pursuant to the Final Plat:  
*Water, Sewer, Storm Water Drainage and Basins, Streets and Curbs; and*

**WHEREAS**, to date, the improvements have been completed, but not accepted by the City and, therefore, a Maintenance Bond is required; and

**WHEREAS**, it is the recommendation of the City Engineer that a Maintenance Bond be established for a minimum of twelve (12) months, in the amount of **\$128,496.00**; and

**WHEREAS**, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner.

**NOW, THEREFORE, BE IT RESOLVED**, that the Spring Hill Planning Commission approves the establishment of a Maintenance Bond for Wades Grove Section 17A in the amount of **\$128,496.00**.

Passed and adopted this 10<sup>th</sup> day of October, 2016.

\_\_\_\_\_  
Paul Downing, Chairman

\_\_\_\_\_  
Dara Sanders, Secretary



## Utility Information Sheet

Development\_\_WADES GROVE\_\_\_\_\_

Phase\_N/A\_\_ Section\_17A\_\_ #of lots\_24\_

### Cost to install Utility's (Maintenance Bond)

Sewer line\_\_\_\$165,833.00\_\_\_\_\_

Water line\_\_\_\$121,343.00\_\_\_\_\_

Storm Water\_\_\$ 86,842.00\_\_\_\_\_

Curbing\_\_\_\$ 16,134.00\_\_\_\_\_

Binder\_\_\_\_\_ \$ 38,168.00\_\_\_\_\_

TOTAL = \$428,320.00

30% BOND = \$128,496.00

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

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

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

**WHEREAS**, the Performance Bond is guaranteeing the construction of certain improvements on 24 lots; and

**WHEREAS**, the following improvements are required pursuant to the Final Plat:  
*Sidewalks, Street Lights, Street Signs and Final topping to all streets with 1  
½ inches of hot mix asphalt; and*

**WHEREAS**, to date, the improvements have not been completed and/or accepted by the City and, therefore, a Performance Bond is required; and

**WHEREAS**, it is the recommendation of the City Engineer that a Performance Bond be established in the amount of \$97,440.00; and

**WHEREAS**, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner; and

**WHEREAS**, upon completion of the public improvements listed above, the Developer will be required to file a "maintenance" bond guaranteeing performance of the public improvements for a minimum of an additional one year period with the Planning Commission after the dedication and acceptance of such public improvements by the Board of Mayor and Aldermen.

**NOW, THEREFORE, BE IT RESOLVED**, that the Spring Hill Planning Commission approves the establishment of a Performance Bond for Wades Grove Section 17A in the amount of \$97,440.00.

Passed and adopted this 10<sup>th</sup> day of October, 2016

\_\_\_\_\_  
Paul Downing, Chairman

\_\_\_\_\_  
Dara Sanders, Secretary



## Utility Information Sheet

Development WADES GROVE

Phase N/A Section 17A #of lots 24

### Cost to install Utility's (Performance Bond)

Signage \_\_\_\_\_ \$ 646.00 \_\_\_\_\_

Street Lights \_\_\_\_\_ \$ 9,038.00 \_\_\_\_\_

Sidewalks (feet) \_\_\_\_\_ 2,157 L/F \_\_\_\_\_

Sidewalks (cost) \_\_\_\_\_ \$ 48,523.00 \_\_\_\_\_

Road linear feet \_\_\_\_\_ 1,318 L/F \_\_\_\_\_

Road width \_\_\_\_\_ 60' \_\_\_\_\_

Final Asphalt Topping cost \_\_\_\_\_ \$30,375.00 \_\_\_\_\_

TOTAL = \$88,582.00

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

#1  
17A-M

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



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

Application for Surety

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

Action Request

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

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

Explanation for Proof of Difficulty:

SEE EXHIBITS

Randy Clark Smith 9/7/2016 \_\_\_\_\_  
 Applicant Signature Date City Staff Signature Date

JOHN MAHER BUILDERS, INC  
LAND DEVELOPMENT MGR

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



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

#1  
 17A-P11

**Application for Surety**

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

**Action Request**

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

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

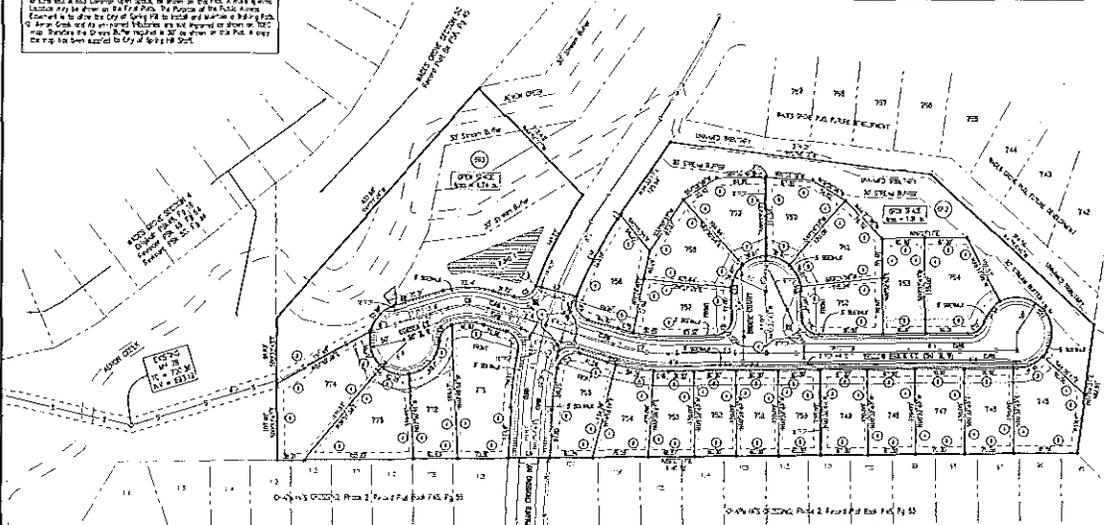
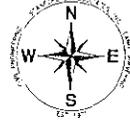
Explanation for Proof of Difficulty:

SEE EXHIBITS

Randy Chyckluth 9/7/2016 \_\_\_\_\_  
 Applicant Signature Date City Staff Signature Date  
JOHN MAHER BUILDERS, INC  
LAND DEVELOPMENT MGR

**General Notes:**  
 1. The Applicant's Assurances of Work and Service shall be approved by the Board of Public Works and the Board of Health and the Board of Fire and Police before the final plat is recorded.  
 2. The Applicant shall be responsible for the payment of all taxes and fees due to the City of Spring Hill and the State of Tennessee.  
 3. The Applicant shall be responsible for the payment of all taxes and fees due to the County of Madison.  
 4. The Applicant shall be responsible for the payment of all taxes and fees due to the State of Tennessee.  
 5. The Applicant shall be responsible for the payment of all taxes and fees due to the City of Spring Hill.  
 6. The Applicant shall be responsible for the payment of all taxes and fees due to the County of Madison.  
 7. The Applicant shall be responsible for the payment of all taxes and fees due to the State of Tennessee.  
 8. The Applicant shall be responsible for the payment of all taxes and fees due to the City of Spring Hill.  
 9. The Applicant shall be responsible for the payment of all taxes and fees due to the County of Madison.  
 10. The Applicant shall be responsible for the payment of all taxes and fees due to the State of Tennessee.

Lot No.	Area (sq. ft.)								
1	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
2	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
3	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
4	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
5	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
6	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
7	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
8	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
9	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
10	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200



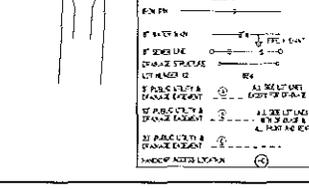
**STATEMENT OF APPLICANT'S INTENTIONS:**  
 I hereby certify that the subdivision shown herein has been made in conformity with the City of Spring Hill Ordinance, and that the same is in accordance with the provisions of the said Ordinance, and that it has been approved for recording by the City of Spring Hill.

**STATEMENT OF RECORDING COMMISSIONER:**  
 I hereby certify that the subdivision shown herein is in conformity with the provisions of the City of Spring Hill Ordinance, and that it has been approved for recording by the City of Spring Hill.

**STATEMENT OF SURVEYOR:**  
 I hereby certify that the subdivision shown herein is in conformity with the provisions of the City of Spring Hill Ordinance, and that it has been approved for recording by the City of Spring Hill.

**RECORDS:**  
 1. The plat shall be recorded in the office of the County Clerk of Madison County, Tennessee.  
 2. The plat shall be recorded in the office of the City Clerk of Spring Hill, Tennessee.  
 3. The plat shall be recorded in the office of the State Registrar of Deeds, Nashville, Tennessee.

**RECORDS:**  
 1. The plat shall be recorded in the office of the County Clerk of Madison County, Tennessee.  
 2. The plat shall be recorded in the office of the City Clerk of Spring Hill, Tennessee.  
 3. The plat shall be recorded in the office of the State Registrar of Deeds, Nashville, Tennessee.



Lot No.	Area (sq. ft.)								
1	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
2	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
3	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
4	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
5	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
6	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
7	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
8	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
9	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
10	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200



**PLAT OF RECORDS**

**CITY OF SPRING HILL, MADISON COUNTY, TENNESSEE**

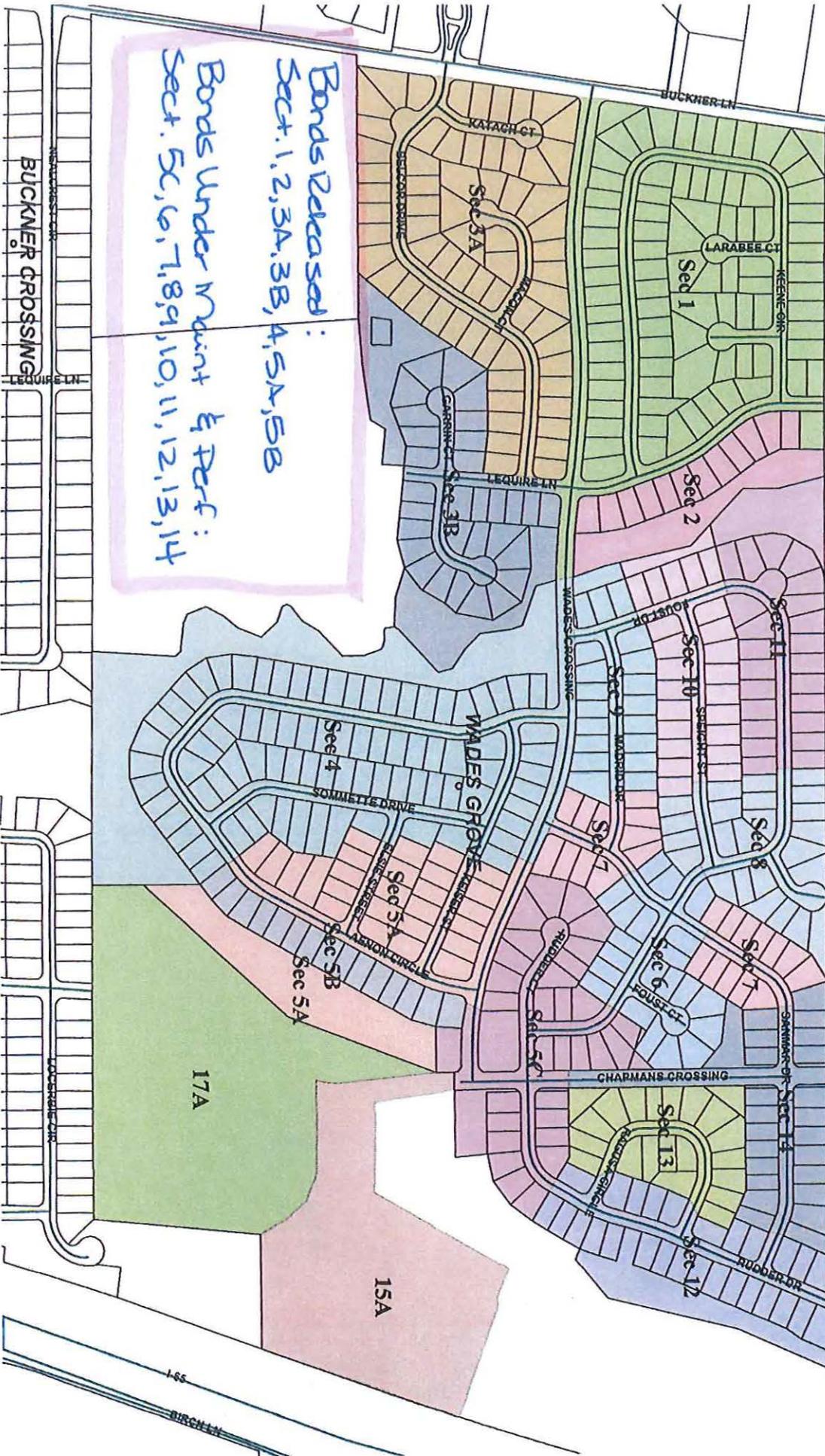
**PLAT OF RECORDS**

**WADE'S GROVE**

Area: 10.00 Acres  
 Subdivided into 10 Lots  
 Total Area: 10.00 Acres  
 Lot Area: 1.00 Acres  
 Total Area: 10.00 Acres

**RECORDS:**  
 1. The plat shall be recorded in the office of the County Clerk of Madison County, Tennessee.  
 2. The plat shall be recorded in the office of the City Clerk of Spring Hill, Tennessee.  
 3. The plat shall be recorded in the office of the State Registrar of Deeds, Nashville, Tennessee.

# Wades Grove



**Bonds Released:**  
 Sect. 1, 2, 3A, 3B, 4, 5A, 5B

**Bonds Under Mgmt & Perf:**  
 Sect. 5C, 6, 7, 8, 9, 10, 11, 12, 13, 14



**City of Spring Hill**  
**Planning Commission**

**DATE:** September 19, 2016

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

Release the maintenance bond for Arbors at Autumn Ridge Phase 2

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

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**OVERVIEW:**

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

**PC ACTION REQUESTED:**

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

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

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

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

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

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

**WHEREAS**, release of said maintenance bond shall be contingent upon the Board of Mayor and Alderman approving a resolution for acceptance and dedication of road rights-of-way and public improvements for said development; and

**WHEREAS**, it is the recommendation of the City Engineer that the Maintenance Bond for Arbors at Autumn Ridge Phase 2 in the amount of \$11,250.00 be released.

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

Passed and adopted this 10<sup>th</sup> day of October, 2016

\_\_\_\_\_  
Paul Downing, Chairman

\_\_\_\_\_  
Dara Sanders, Secretary

**RESOLUTION 16-105 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION RECOMMENDING ACCEPTANCE AND DEDICATION OF ROAD  
RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING  
PLAT FOR  
ARBORS AT AUTUMN RIDGE PHASE 2**

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

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

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

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

**WHEREAS**, the developer is required under Article III, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

**WHEREAS**, the Planning Commission deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way and Public Improvement's be accepted and the same become a part of the Public Street system of the City of Spring Hill.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that dedication and acceptance of Road Rights-of-Way and Public Improvements within Arbors at Autumn Ridge Phase 2 as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 10<sup>th</sup> day of October, 2016.

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Paul Downing, Chairman

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Dara Sanders, Secretary



## CERTIFICATE OF SATISFACTORY COMPLETION

June 13, 2016

Don Russell Cameron III

The Arbors at Autumn Ridge

Phase 2

Development Name: The Arbors at Autumn Ridge

Phase or Section of Construction: Phase 2

Public Improvements: Water, Sewer, Stormwater drainage, Curbs, Sidewalks, Street Lights and Binder

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

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

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

Darrell Bryson  
City of Spring Hill Utility Inspector (signature)

Darrell Bryson  
Printed name:

Approved By:

Jeff Foster  
Jeff Foster, Director of Public Works

Thomas S. Wolf  
Thomas S. Wolf, City Engineer

199 TOWN CENTER PARKWAY

P.O. BOX 789

SPRING HILL, TN 37174

PHONE (931)486-2252

NASHVILLE LINE (615)248-6307

WILLIAMSON CO. (615)599-2614

FAX (931)486-0516



## CERTIFICATE OF SATISFACTORY COMPLETION

June 13, 2016

Don Russell Cameron III

The Arbors at Autumn Ridge

Phase 2

Development Name: The Arbors at Autumn Ridge

Phase or Section of Construction: Phase 2

Public Improvements: Final Topping

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

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

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

Darrell Bryson  
City of Spring Hill Utility Inspector (signature)

Darrell Bryson  
Printed name:

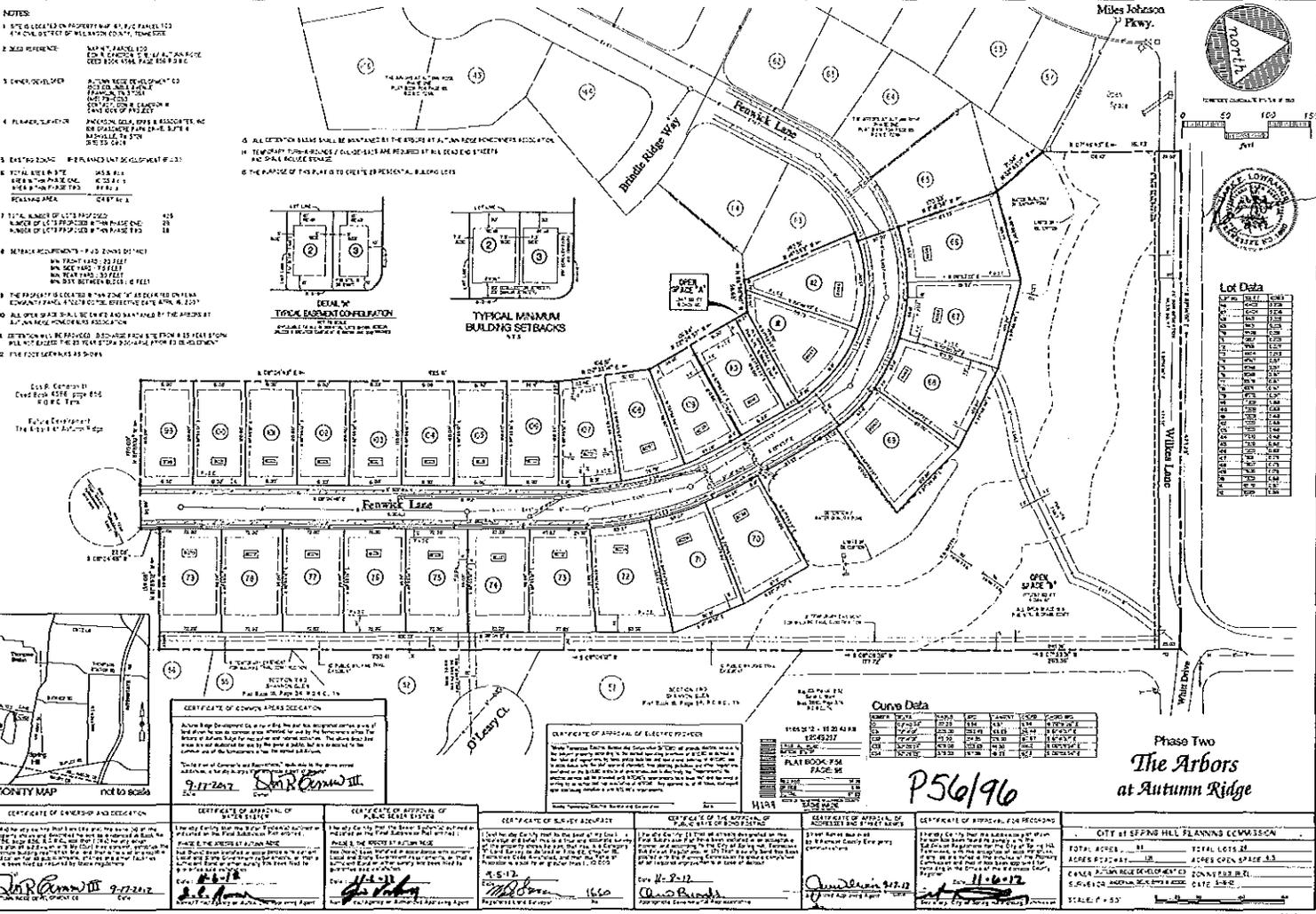
Approved By:

Jeff Foster  
Jeff Foster, Director of Public Works

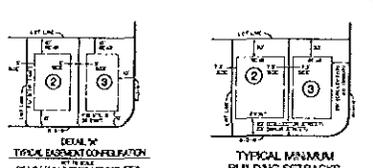
Thomas S. Wolf  
Thomas S. Wolf, City Engineer

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

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



- NOTES**
1. SITE IS LOCATED ON PROPERTY MAP 81, P.C. PARCEL 122 4700 SW 1/4 SECTION 12, T. 8 N., R. 12 E., S. 11 W., AN EXISTING 40 AC. TRACT.
  2. SEE REFERENCE MAP NO. 81, P.C. PARCEL 122 4700 SW 1/4 SECTION 12, T. 8 N., R. 12 E., S. 11 W., AN EXISTING 40 AC. TRACT.
  3. DEVELOPER: ACTION REAL ESTATE DEVELOPMENT CO. 10000 W. 111 ST. SUITE 1000 WILLOW SPRING, AR 72780
  4. PLANNING/ENGINEER: JACOBSON, DALL, OWEN & ASSOCIATES, INC. 10000 W. 111 ST. SUITE 1000 WILLOW SPRING, AR 72780
  5. EXISTING: REFRIGERANT DEVELOPMENT # 131
  6. TOTAL LOTS IN SITE: 38 LOTS. AREA: 142.0 AC. ROADWAY AREA: 10.0 AC.
  7. TOTAL NUMBER OF LOTS PROPOSED: 38. NUMBER OF LOTS PROPOSED IN PHASE ONE: 25. NUMBER OF LOTS PROPOSED IN PHASE TWO: 13.
  8. SETBACK REQUIREMENTS - 1/2 AC. ZONING DISTRICT: MIN. FRONT: 40 FT. MIN. SIDE: 10 FT. MIN. REAR: 10 FT. MIN. DIST. BETWEEN LOTS: 8 FEET
  9. THE PROPERTY IS LOCATED IN THE ZONING DISTRICT OF COMMERCIAL GENERAL USE (CGU) AND IS SUBJECT TO THE PROVISIONS OF THE CGU ZONING DISTRICT.
  10. ALL OPEN SPACE SHALL BE MAINTAINED AND MAINTAINED BY THE PROPERTY OWNER FOR THE USE OF THE COMMUNITY.
  11. DEFINITION OF PHASE TWO: PHASE TWO SHALL BE THE DEVELOPMENT OF THE REMAINING 13 LOTS.
  12. THE ZONING DISTRICT IS CGU.



**Lot Data**

Lot No.	Area (Ac.)	Front Setback (Ft.)	Side Setback (Ft.)	Rear Setback (Ft.)	Notes
1	1.2	10	10	10	
2	1.2	10	10	10	
3	1.2	10	10	10	
4	1.2	10	10	10	
5	1.2	10	10	10	
6	1.2	10	10	10	
7	1.2	10	10	10	
8	1.2	10	10	10	
9	1.2	10	10	10	
10	1.2	10	10	10	
11	1.2	10	10	10	
12	1.2	10	10	10	
13	1.2	10	10	10	
14	1.2	10	10	10	
15	1.2	10	10	10	
16	1.2	10	10	10	
17	1.2	10	10	10	
18	1.2	10	10	10	
19	1.2	10	10	10	
20	1.2	10	10	10	
21	1.2	10	10	10	
22	1.2	10	10	10	
23	1.2	10	10	10	
24	1.2	10	10	10	
25	1.2	10	10	10	
26	1.2	10	10	10	
27	1.2	10	10	10	
28	1.2	10	10	10	
29	1.2	10	10	10	
30	1.2	10	10	10	
31	1.2	10	10	10	
32	1.2	10	10	10	
33	1.2	10	10	10	
34	1.2	10	10	10	
35	1.2	10	10	10	
36	1.2	10	10	10	
37	1.2	10	10	10	
38	1.2	10	10	10	

**CERTIFICATE OF COMMON AREAS SECTORIZATION**

Section 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**CERTIFICATE OF APPROVAL OF ELECTRIC POWER**

Section 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**Curve Data**

Station	PC	PT	PI	Curve No.	Radius (ft.)	Delta (deg.)	Length (ft.)	Area (sq. ft.)
100+00	100+00	100+00	100+00	1	1000	90	100	10000
100+50	100+50	100+50	100+50	2	2000	45	50	5000
101+00	101+00	101+00	101+00	3	3000	30	30	3000
101+50	101+50	101+50	101+50	4	4000	15	15	1500
102+00	102+00	102+00	102+00	5	5000	9	9	900

**P56/96**

**Phase Two  
The Arbors  
at Autumn Ridge**

<b>CERTIFICATE OF OWNERSHIP AND SECTORIZATION</b>	<b>CERTIFICATE OF APPROVAL OF WATER SYSTEM</b>	<b>CERTIFICATE OF APPROVAL OF PUBLIC UTILITY SYSTEM</b>	<b>C</b>
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**City of Spring Hill**  
**Planning Commission**

**DATE:** September 19, 2016

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

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

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

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**OVERVIEW:**

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

**PC ACTION REQUESTED:**

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

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

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

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

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

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

**WHEREAS**, release of said performance bond shall be contingent upon the Board of Mayor and Alderman approving a resolution for acceptance and dedication of road rights-of-way and public improvements for said development; and

**WHEREAS**, it is the recommendation of the City Engineer that the Performance Bond for Arbors at Autumn Ridge Phase 3 and Phase 4 in the amount of \$44,880.00 be released.

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

Passed and adopted this 10<sup>th</sup> day of October, 2016

\_\_\_\_\_  
Paul Downing, Chairman

\_\_\_\_\_  
Dara Sanders, Secretary

**RESOLUTION 16-107 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION RECOMMENDING ACCEPTANCE AND DEDICATION OF ROAD  
RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING  
PLAT FOR  
ARBORS AT AUTUMN RIDGE PHASE 3 AND PHASE 4**

**WHEREAS**, Autumn Ridge Development Co. has a recorded Final Plat for Arbors at Autumn Ridge Phase 3 and Phase 4 in Williamson County Plat Book P58, Page 66; Plat Book P58 Page 67; and

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

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

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

**WHEREAS**, the developer is required under Article III, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

**WHEREAS**, the Planning Commission deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way and Public Improvement's be accepted and the same become a part of the Public Street system of the City of Spring Hill.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that dedication and acceptance of Road Rights-of-Way and Public Improvements within Arbors at Autumn Ridge Phase 3 and Phase 4 as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 10<sup>th</sup> day of October, 2016.

\_\_\_\_\_  
Paul Downing, Chairman

\_\_\_\_\_  
Dara Sanders, Secretary



## CERTIFICATE OF SATISFACTORY COMPLETION

September 19, 2016

Don Russell Cameron III

Arbors at Autumn Ridge

Phase 3 & Phase 4

Development Name: Arbors at Autumn Ridge

Phase or Section of Construction: Phase 3 & Phase 4

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

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

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

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

Wayne Patterson

City of Spring Hill Utility Inspector (signature)

WAYNE PATTERSON

Printed name:

Approved By:

Jeff Foster

Jeff Foster, Director of Public Works

Thomas S. Wolf

Thomas S. Wolf, City Engineer

199 TOWN CENTER PARKWAY

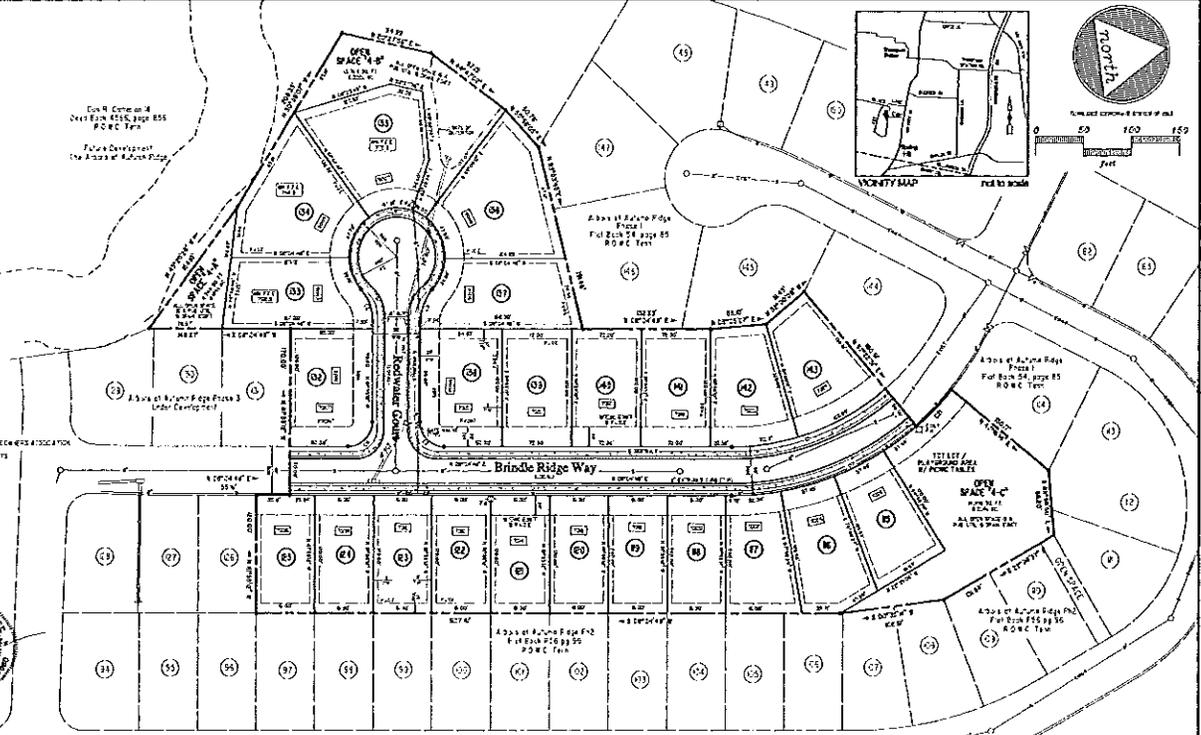
P.O. BOX 789

SPRING HILL, TN 37174

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



- NOTES:**
1. SITE IS LOCATED ON PLANNING MAP 41.12 PARCELS 102 AND 103, DISTRICT OF BRIDGES COUNTY, NEWCASTLE
  2. SEE REFERENCE: BRIDGE COUNTY ZONING ORDINANCE, ARTICLE 10, SECTION 10.01
  3. CONVEYANCE: A. PLAN FOR DEVELOPMENT OF 102 PARCELS 102 AND 103, DISTRICT OF BRIDGES COUNTY, NEWCASTLE
  4. PLANNING MAP: BRIDGE COUNTY ZONING ORDINANCE, ARTICLE 10, SECTION 10.01
  5. EXISTING ZONING: R-2 PLANNED UNIT DEVELOPMENT (P.U.D.)
  6. TOTAL AREA IN S.F.: 1,512,000 S.F.  
 AREA IN PHASE ONE: 872,000 S.F.  
 AREA IN PHASE TWO: 872,000 S.F.  
 AREA IN PHASE THREE: 872,000 S.F.  
 AREA IN PHASE FOUR: 872,000 S.F.  
 REMAINING AREA: 872,000 S.F.
  7. TOTAL NUMBER OF LOTS PROPOSED: 62  
 NUMBER OF LOTS PROPOSED IN PHASE ONE: 23  
 NUMBER OF LOTS PROPOSED IN PHASE TWO: 23  
 NUMBER OF LOTS PROPOSED IN PHASE THREE: 23  
 NUMBER OF LOTS PROPOSED IN PHASE FOUR: 23
  8. SETBACK REQUIREMENTS - P.U.D. ZONING DISTRICT:  
 MIN. FRONT YARD: 25 FEET  
 MIN. SIDE YARD: 10 FEET  
 MIN. REAR YARD: 10 FEET  
 MIN. OPEN SPACE: 10 FEET
  9. THE PROPOSED DEVELOPMENT WITHIN THE "P.U.D." IS LOCATED ON THE COMMUNITY PLAN, ARTICLE 10.01, SECTION 10.01, BRIDGE COUNTY ZONING ORDINANCE.
  10. ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER.
  11. SETBACKS SHALL BE PROVIDED. SETBACKS FROM STREETS FROM 10 FEET FROM THE FRONT AND 10 FEET FROM THE REAR AND SIDE.
  12. THE EXISTING ROADWAY IS 40 FEET WIDE.
  13. ALL SETBACKS SHALL BE MAINTAINED BY THE APPLICANT AT ALL TIMES AND SHALL BE RESTORED TO ORIGINAL CONDITION AT THE END OF THE PROJECT.
  14. THE PURPOSE OF THIS PLAN IS TO COMPLY WITH ALL APPLICABLE REGULATIONS.



**P58167**

BRIDGE COUNTY  
 PLANNING DEPARTMENT  
 1000 BRIDGE COUNTY ROAD  
 BRIDGEVILLE, OHIO 43017  
 (614) 885-1234

**DEVELOPER'S TYPICAL EASEMENT CONVEYANCE**

BY: [Signature]

**CERTIFICATE OF COMMON AREAS DEDICATION**

I, the undersigned, do hereby certify that the common areas shown on the attached plan are dedicated to the use of the public and are to be maintained by the public.

DATE: 9/18/13

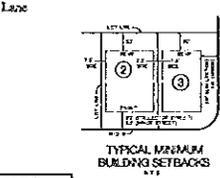
[Signature]

**CERTIFICATE OF APPROVAL OF ELECTRIC POWER**

I, the undersigned, do hereby certify that the electric power system shown on the attached plan is in accordance with the applicable codes and regulations.

DATE: 9/18/13

[Signature]



**Lot Data**

Lot No.	Area (S.F.)	Front Setback (Feet)	Rear Setback (Feet)	Side Setback (Feet)
1	1,512,000	10	10	10
2	1,512,000	10	10	10
3	1,512,000	10	10	10
4	1,512,000	10	10	10
5	1,512,000	10	10	10
6	1,512,000	10	10	10
7	1,512,000	10	10	10
8	1,512,000	10	10	10
9	1,512,000	10	10	10
10	1,512,000	10	10	10
11	1,512,000	10	10	10
12	1,512,000	10	10	10
13	1,512,000	10	10	10
14	1,512,000	10	10	10
15	1,512,000	10	10	10
16	1,512,000	10	10	10
17	1,512,000	10	10	10
18	1,512,000	10	10	10
19	1,512,000	10	10	10
20	1,512,000	10	10	10
21	1,512,000	10	10	10
22	1,512,000	10	10	10
23	1,512,000	10	10	10
24	1,512,000	10	10	10
25	1,512,000	10	10	10
26	1,512,000	10	10	10
27	1,512,000	10	10	10
28	1,512,000	10	10	10
29	1,512,000	10	10	10
30	1,512,000	10	10	10
31	1,512,000	10	10	10
32	1,512,000	10	10	10
33	1,512,000	10	10	10
34	1,512,000	10	10	10
35	1,512,000	10	10	10
36	1,512,000	10	10	10
37	1,512,000	10	10	10
38	1,512,000	10	10	10
39	1,512,000	10	10	10
40	1,512,000	10	10	10
41	1,512,000	10	10	10
42	1,512,000	10	10	10
43	1,512,000	10	10	10
44	1,512,000	10	10	10
45	1,512,000	10	10	10
46	1,512,000	10	10	10
47	1,512,000	10	10	10
48	1,512,000	10	10	10
49	1,512,000	10	10	10
50	1,512,000	10	10	10
51	1,512,000	10	10	10
52	1,512,000	10	10	10
53	1,512,000	10	10	10
54	1,512,000	10	10	10
55	1,512,000	10	10	10
56	1,512,000	10	10	10
57	1,512,000	10	10	10
58	1,512,000	10	10	10
59	1,512,000	10	10	10
60	1,512,000	10	10	10
61	1,512,000	10	10	10
62	1,512,000	10	10	10

**CERTIFICATE OF CONVEYANCE AND EASEMENT**

I, the undersigned, do hereby certify that the conveyance and easement shown on the attached plan are in accordance with the applicable codes and regulations.

DATE: 9/18/13

[Signature]

**CERTIFICATE OF APPROVAL OF WATER SYSTEM**

I, the undersigned, do hereby certify that the water system shown on the attached plan is in accordance with the applicable codes and regulations.

DATE: 9/18/13

[Signature]

**CERTIFICATE OF APPROVAL OF PUBLIC UTILITY SYSTEM**

I, the undersigned, do hereby certify that the public utility system shown on the attached plan is in accordance with the applicable codes and regulations.

DATE: 9/18/13

[Signature]

**CERTIFICATE OF SURVEY ACCURACY**

I, the undersigned, do hereby certify that the survey shown on the attached plan is accurate and in accordance with the applicable codes and regulations.

DATE: 9/18/13

[Signature]

**CERTIFICATE OF APPROVAL FOR RECORDS**

I, the undersigned, do hereby certify that the records shown on the attached plan are in accordance with the applicable codes and regulations.

DATE: 9/18/13

[Signature]

**Phase Four  
 The Arbors  
 at Autumn Ridge**

**CITY OF BRIDGES HILL PLANNING COMMISSION**

TOTAL PAGES: 585 TOTAL LOTS: 62  
 ACRES PHASE ONE: 100 ACRES OPEN SPACE: 100  
 CHANGE: [Blank] ZONING: R-2  
 SCALE: 1" = 50'



**City of Spring Hill**

**Planning Commission**

**DATE:** September 19, 2016

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

Release the maintenance bond for Meadowbrook Phase 4 Section 1

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

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**OVERVIEW:**

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

**PC ACTION REQUESTED:**

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

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

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

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

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

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

**WHEREAS**, release of said maintenance bond shall be contingent upon the Board of Mayor and Alderman approving a resolution for acceptance and dedication of road rights-of-way and public improvements for said development; and

**WHEREAS**, it is the recommendation of the City Engineer that the Maintenance Bond for Meadowbrook Phase 4 Section 1 in the amount of \$20,574.00 be released.

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

Passed and adopted this 10<sup>th</sup> day of October, 2016

\_\_\_\_\_  
Paul Downing, Chairman

\_\_\_\_\_  
Dara Sanders, Secretary

**RESOLUTION 16-109 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION RECOMMENDING ACCEPTANCE AND DEDICATION OF ROAD  
RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING  
PLAT FOR  
MEADOWBROOK PHASE 4 SECTION 1**

**WHEREAS**, Cornerstone Land Company has a recorded Final Plat for Meadowbrook Phase 4 Section 1 in Maury County Plat Book P20, Page 45 & 46; and

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

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

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

**WHEREAS**, the developer is required under Article III, Section 6.3 of the Subdivision Regulations to submit an “as-built” survey of the public improvements including water, sewer and drainage; and

**WHEREAS**, the Planning Commission deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way and Public Improvement’s be accepted and the same become a part of the Public Street system of the City of Spring Hill.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that dedication and acceptance of Road Rights-of-Way and Public Improvements within Meadowbrook Phase 4 Section 1 as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 10<sup>th</sup> day of October, 2016.

\_\_\_\_\_  
Paul Downing, Chairman

\_\_\_\_\_  
Dara Sanders, Secretary



## CERTIFICATE OF SATISFACTORY COMPLETION

June 20, 2016

Cornerstone Land Company

Meadowbrook

Phase 4 Section 1

Development Name: Meadowbrook

Phase or Section of Construction: Phase 4 Section 1

Public Improvements: Water, Sewer, Stormwater drainage, Curbs, Sidewalks, Street Lights and Binder

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

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

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

Darrell Bryson  
City of Spring Hill Utility Inspector (signature)

Darrell Bryson  
Printed name:

Approved By:

Jeff Foster  
Jeff Foster, Director of Public Works  
Thomas S. Wolf  
Thomas S. Wolf, City Engineer

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

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



## CERTIFICATE OF SATISFACTORY COMPLETION

June 20, 2016

Cornerstone Land Company

Meadowbrook

Phase 4 Section 1

Development Name: Meadowbrook

Phase or Section of Construction: Phase 4 Section 1

Public Improvements: Final Topping

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

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

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

Darrell Bryson  
City of Spring Hill Utility Inspector (signature)

Darrell Bryson  
Printed name:

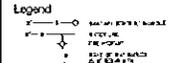
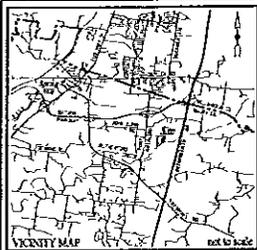
Approved By:

Jeff Foster  
Jeff Foster, Director of Public Works

Thomas S. Wolf  
Thomas S. Wolf, City Engineer

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



**Line Data**

LINE NUMBER	DESCRIPTION
1	EXISTING EASEMENT
2	PROPOSED EASEMENT

CONVEYANCE OF EASEMENTS  
 DATE: 08/23/2011  
 BY: [Signature]

CONVEYANCE OF EASEMENTS  
 DATE: 08/23/2011  
 BY: [Signature]



- NOTES:**
1. SITE IS LOCATED IN PARCELS 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

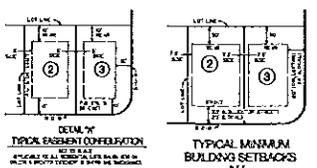
08/23/2011 10:56 AM  
 13012395  
 PLAN SHEET 1 OF 2  
 SCALE: 1/8" = 1'-0"

**Curve Data**

STATION	PC	PT	PI	LC	EA	EB	EC	EA	EB	EC
1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00	1+00

**Lot Data**

LOT NO.	AREA (SQ. FT.)	AREA (SQ. YD.)	PERCENT	AREA (SQ. FT.)	AREA (SQ. YD.)	PERCENT
1	10,000	111.11	10.00	10,000	111.11	10.00



08/23/2011 10:56 AM  
 13012395  
 PLAN SHEET 1 OF 2  
 SCALE: 1/8" = 1'-0"

**Phase Four, Section One  
 Meadowbrook**

<b>CERTIFICATE OF OWNERSHIP AND EDUCATION</b> I, the undersigned, being the owner of the above described property, do hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.	<b>CERTIFICATE OF APPROVAL OF CITY ENGINEER</b> I, the undersigned, being a duly licensed Professional Engineer, do hereby certify that the plans and specifications submitted herewith comply with the requirements of the City of Springfield, Missouri, and that the same are in accordance with the provisions of the applicable laws and ordinances of the City of Springfield, Missouri.	<b>CERTIFICATE OF APPROVAL OF PUBLIC SERVICES DEPARTMENT</b> I, the undersigned, being a duly authorized representative of the Public Services Department of the City of Springfield, Missouri, do hereby certify that the plans and specifications submitted herewith comply with the requirements of the applicable laws and ordinances of the City of Springfield, Missouri.	<b>CERTIFICATE OF SURVEY ACCURACY</b> I, the undersigned, being a duly licensed Professional Surveyor, do hereby certify that the survey data and information contained herein are true and correct to the best of my knowledge and belief.	<b>CERTIFICATE OF THE APPROVAL OF PUBLIC UTILITIES DEPARTMENT</b> I, the undersigned, being a duly authorized representative of the Public Utilities Department of the City of Springfield, Missouri, do hereby certify that the plans and specifications submitted herewith comply with the requirements of the applicable laws and ordinances of the City of Springfield, Missouri.	<b>CITY PLANNING COMMISSION APPROVAL</b> I, the undersigned, being a duly authorized representative of the City Planning Commission of the City of Springfield, Missouri, do hereby certify that the plans and specifications submitted herewith comply with the requirements of the applicable laws and ordinances of the City of Springfield, Missouri.	<b>CERTIFICATE OF APPROVAL FOR RECORDING</b> I, the undersigned, being a duly authorized representative of the City of Springfield, Missouri, do hereby certify that the plans and specifications submitted herewith comply with the requirements of the applicable laws and ordinances of the City of Springfield, Missouri.	<b>FINAL SUBDIVISION PLAN</b> CITY OF SPRINGFIELD PLANNING COMMISSION TOTAL ACRES: 1.00 TOTAL LOTS: 100 ACCESS ROAD: 100' WIDTH OPEN SPACE: 100' CITY ENGINEER: [Signature] DATE: 8/23/11 SCALE: 1/8" = 1'-0"
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**City of Spring Hill**

**Planning Commission**

**DATE:** September 19, 2016

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

Release the maintenance bond for Meadowbrook Phase 4 Section 2

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

---

**OVERVIEW:**

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

**PC ACTION REQUESTED:**

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

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

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

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

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

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

**WHEREAS**, release of said maintenance bond shall be contingent upon the Board of Mayor and Alderman approving a resolution for acceptance and dedication of road rights-of-way and public improvements for said development; and

**WHEREAS**, it is the recommendation of the City Engineer that the Maintenance Bond for Meadowbrook Phase 4 Section 2 in the amount of \$12,018.00 be released.

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

Passed and adopted this 10<sup>th</sup> day of October, 2016

\_\_\_\_\_  
Paul Downing, Chairman

\_\_\_\_\_  
Dara Sanders, Secretary

**RESOLUTION 16-111 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION RECOMMENDING ACCEPTANCE AND DEDICATION OF ROAD  
RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING  
PLAT FOR  
MEADOWBROOK PHASE 4 SECTION 2**

**WHEREAS**, Cornerstone Land Company has a recorded Final Plat for Meadowbrook Phase 4 Section 2 in Maury County Plat Book P20, Page 47 & 48; and

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

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

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

**WHEREAS**, the developer is required under Article III, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

**WHEREAS**, the Planning Commission deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way and Public Improvement's be accepted and the same become a part of the Public Street system of the City of Spring Hill.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that dedication and acceptance of Road Rights-of-Way and Public Improvements within Meadowbrook Phase 4 Section 2 as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 10<sup>th</sup> day of October, 2016.

\_\_\_\_\_  
Paul Downing, Chairman

\_\_\_\_\_  
Dara Sanders, Secretary



## CERTIFICATE OF SATISFACTORY COMPLETION

June 20, 2016

Cornerstone Land Company

Meadowbrook

Phase 4 Section 2

Development Name: Meadowbrook

Phase or Section of Construction: Phase 4 Section 2

Public Improvements: Water, Sewer, Stormwater drainage, Curbs, Sidewalks, Street Lights and Binder

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

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

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

Darnell Bryson  
City of Spring Hill Utility Inspector (signature)

Darnell Bryson  
Printed name:

Approved By:

Jeff Foster  
Jeff Foster, Director of Public Works

Thomas S. Wolf  
Thomas S. Wolf, City Engineer

199 TOWN CENTER PARKWAY

P.O. BOX 789

SPRING HILL, TN 37174

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



## CERTIFICATE OF SATISFACTORY COMPLETION

June 20, 2016

Cornerstone Land Company

Meadowbrook

Phase 4 Section 2

Development Name: Meadowbrook

Phase or Section of Construction: Phase 4 Section 2

Public Improvements: Final Topping

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

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

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

Darrell Bryson  
City of Spring Hill Utility Inspector (signature)

Darrell Bryson  
Printed name:

Approved By:

Jeff Foster  
Jeff Foster, Director of Public Works

Thomas S. Wolf  
Thomas S. Wolf, City Engineer

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**City of Spring Hill**

**Planning Commission**

**DATE:** September 19, 2016

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

Release the maintenance bond for Meadowbrook Phase 4 Section 3

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

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**OVERVIEW:**

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

**PC ACTION REQUESTED:**

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

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

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

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

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

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

**WHEREAS**, release of said maintenance bond shall be contingent upon the Board of Mayor and Alderman approving a resolution for acceptance and dedication of road rights-of-way and public improvements for said development; and

**WHEREAS**, it is the recommendation of the City Engineer that the Maintenance Bond for Meadowbrook Phase 4 Section 3 in the amount of \$10,626.00 be released.

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

Passed and adopted this 10<sup>th</sup> day of October, 2016

\_\_\_\_\_  
Paul Downing, Chairman

\_\_\_\_\_  
Dara Sanders, Secretary

**RESOLUTION 16-113 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION RECOMMENDING ACCEPTANCE AND DEDICATION OF ROAD  
RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING  
PLAT FOR  
MEADOWBROOK PHASE 4 SECTION 3**

**WHEREAS**, Cornerstone Land Company has a recorded Final Plat for Meadowbrook Phase 4 Section 3 in Maury County Plat Book P20, Page 173 & 174; and

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

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

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

**WHEREAS**, the developer is required under Article III, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

**WHEREAS**, the Planning Commission deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way and Public Improvement's be accepted and the same become a part of the Public Street system of the City of Spring Hill.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that dedication and acceptance of Road Rights-of-Way and Public Improvements within Meadowbrook Phase 4 Section 3 as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 10<sup>th</sup> day of October, 2016.

\_\_\_\_\_  
Paul Downing, Chairman

\_\_\_\_\_  
Dara Sanders, Secretary



## CERTIFICATE OF SATISFACTORY COMPLETION

June 20, 2016

Cornerstone Land Company

Meadowbrook

Phase 4 Section 3

Development Name: Meadowbrook

Phase or Section of Construction: Phase 4 Section 3

Public Improvements: Water, Sewer, Stormwater drainage, Curbs, Sidewalks, Street Lights and Binder

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

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

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

Darnell Bryson

City of Spring Hill Utility Inspector (signature)

Darnell Bryson

Printed name:

Approved By:

Jeff Foster

Jeff Foster, Director of Public Works

Thomas S. Wolf

Thomas S. Wolf, City Engineer

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## CERTIFICATE OF SATISFACTORY COMPLETION

June 20, 2016

Cornerstone Land Company

Meadowbrook

Phase 4 Section 3

Development Name: Meadowbrook

Phase or Section of Construction: Phase 4 Section 3

Public Improvements: Final Topping

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

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

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

Darrell Bryson  
City of Spring Hill Utility Inspector (signature)

Darrell Bryson  
Printed name:

Approved By:

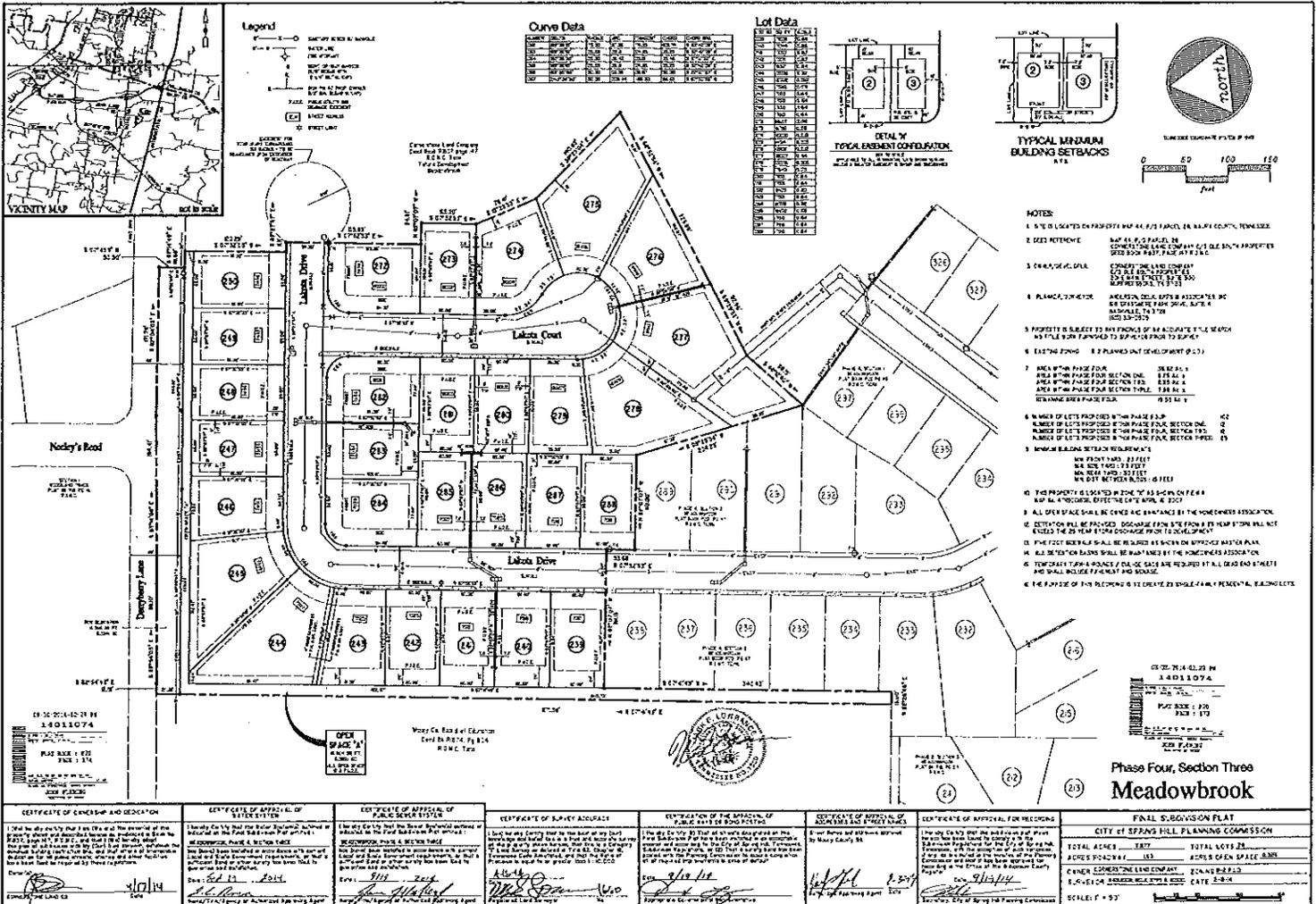
Jeff Foster  
Jeff Foster, Director of Public Works

Thomas S. Wolf  
Thomas S. Wolf, City Engineer

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<p><b>CERTIFICATE OF CONVEYANCE AND DESIGNATION</b></p> <p>I, the undersigned, being duly qualified, do hereby certify that the plat and description hereon do conform to the provisions of the Act of the General Assembly of the State of Tennessee, Chapter 127, Public Law No. 127, and that the same are correct and true to the original survey and design.</p> <p>Dated: <u>10/14/14</u></p> <p><i>[Signature]</i></p>	<p><b>CERTIFICATE OF APPROVAL OF WATER SYSTEM</b></p> <p>I, the undersigned, being duly qualified, do hereby certify that the plat and description hereon do conform to the provisions of the Act of the General Assembly of the State of Tennessee, Chapter 127, Public Law No. 127, and that the same are correct and true to the original survey and design.</p> <p>Dated: <u>10/14/14</u></p> <p><i>[Signature]</i></p>	<p><b>CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM</b></p> <p>I, the undersigned, being duly qualified, do hereby certify that the plat and description hereon do conform to the provisions of the Act of the General Assembly of the State of Tennessee, Chapter 127, Public Law No. 127, and that the same are correct and true to the original survey and design.</p> <p>Dated: <u>10/14/14</u></p> <p><i>[Signature]</i></p>	<p><b>CERTIFICATE OF SURVEY ACCURACY</b></p> <p>I, the undersigned, being duly qualified, do hereby certify that the plat and description hereon do conform to the provisions of the Act of the General Assembly of the State of Tennessee, Chapter 127, Public Law No. 127, and that the same are correct and true to the original survey and design.</p> <p>Dated: <u>10/14/14</u></p> <p><i>[Signature]</i></p>	<p><b>CERTIFICATE OF THE APPLICANT OF PUBLIC UTILITIES</b></p> <p>I, the undersigned, being duly qualified, do hereby certify that the plat and description hereon do conform to the provisions of the Act of the General Assembly of the State of Tennessee, Chapter 127, Public Law No. 127, and that the same are correct and true to the original survey and design.</p> <p>Dated: <u>10/14/14</u></p> <p><i>[Signature]</i></p>	<p><b>CERTIFICATE OF APPROVAL OF RECORDING AND INDEXING</b></p> <p>I, the undersigned, being duly qualified, do hereby certify that the plat and description hereon do conform to the provisions of the Act of the General Assembly of the State of Tennessee, Chapter 127, Public Law No. 127, and that the same are correct and true to the original survey and design.</p> <p>Dated: <u>10/14/14</u></p> <p><i>[Signature]</i></p>	<p><b>CERTIFICATE OF APPROVAL FOR RECORDING</b></p> <p>I, the undersigned, being duly qualified, do hereby certify that the plat and description hereon do conform to the provisions of the Act of the General Assembly of the State of Tennessee, Chapter 127, Public Law No. 127, and that the same are correct and true to the original survey and design.</p> <p>Dated: <u>10/14/14</u></p> <p><i>[Signature]</i></p>	<p><b>FINAL SUBDIVISION PLAT</b></p> <p><b>CITY OF SPRING HILL PLANNING COMMISSION</b></p> <p>TOTAL ACRES: <u>187</u> TOTAL LOTS: <u>28</u></p> <p>ACRES OPEN SPACE: <u>183</u> ACRES OPEN SPACE: <u>28</u></p> <p>CENTER LOTS: <u>214-215</u> CORNER LOTS: <u>214-215</u></p> <p>SCALE: 1" = 50'</p>
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# Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission  
FROM: Jon Baughman, Associate Planner  
MEETING: October 10, 2016  
SUBJECT: CCP 248-2016 (Shirebrook Phase 2)

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

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

**Request:** The property owner requests concurrent plat approval of 36 townhome lots for phase 2 of the project. A concurrent plat combines the preliminary plat and final plat applications into one and is permitted when a property is to be subdivided into more than four lots and the existing and new parcels do not require construction of new infrastructure. Because infrastructure improvements have been approved with the site plan application, staff has determined that the subdivision of land for the property would be appropriately accommodated through a concurrent plat application.

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

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

**Landscaping and Buffers:** The Planning Commission, at the work session, requested resubmittal of the landscape plan to confirm the presence of the required landscape buffer on the eastern, southern and western edges of the property. The resubmitted landscape plan shows a 25' landscaped buffer (see attachment).

## Engineering Comments:

1. No comments at this time

**Recommendation:** Staff recommends approval of CCP 248-2016, subject to the following conditions of approval:

1. Concurrent Plat approval shall remain valid for a period of two (2) years, during which time the applicant shall obtain all signatures and record the concurrent plat.
2. Modification to the concurrent plat may require Planning Commission approval prior to recordation.

# Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission  
FROM: Jon Baughman, Associate Planner  
MEETING: October 10, 2016  
SUBJECT: FPL 250-2016 (Wade's Grove Section 17A)

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

**Property description and history:** This property is located northeast of the intersection of Buckner Lane and Duplex Road, south of Spring Station Middle School. The Board of Mayor and Alderman approved a Planned Unit Development request for the Wade's Grove Subdivision in February of 2011 to include 763 single-family residential lots and associated amenities and open space. Since the original PUD approval, the applicant has completed several sections of the development. Preliminary plat approval for Section 17A was granted by the Planning Commission in November, 2015.

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

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

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

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

**Bicycle and Greenway:** Aeon Creek and an associated tributary traverse through the property. The Bicycle and Greenway Plan recommends a greenway connection for both. Staff requested that lot 663 be dedicated with a 20' public access easement for the full extent of the stream buffers for the purpose of a future greenway connection. After discussion at the staff review meeting this request has been accommodated on the resubmitted final plat, being shown on the map and referenced in the notes.

## Engineering Comments:

1. Show PUDE's
2. Make bond applications

**Recommendation:** Staff recommends approval of FPL 250-2016, subject to the following conditions of approval:

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.

# Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission  
FROM: Jon Baughman, Associate Planner  
MEETING: October 10, 2016  
SUBJECT: FPL 251-2016 (Wade's Grove, Section 15A)

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

**Property description and history:** This property is located northeast of the intersection of Buckner Lane and Duplex Road, south of Spring Station Middle School. The Board of Mayor and Alderman approved a Planned Unit Development request for the Wade's Grove Subdivision in February of 2011 to include 763 single-family residential lots and associated amenities and open space. Since the original PUD approval, the applicant has completed several sections of the development. Preliminary plat approval was granted by the Planning Commission in November, 2015.

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

**Streets and sidewalks:** A five-foot sidewalk is shown on both sides of all streets.

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

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

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

## Engineering Comments:

1. Show PUDE's
2. Make bond applications

**Recommendation:** Staff recommends approval of FPL 251-2016, subject to the following conditions of approval:

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.

# Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission  
FROM: Jon Baughman, Associate Planner  
MEETING: October 10, 2016  
SUBJECT: FPL 255-2016 (Crooked Creek Section 1)

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

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

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

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

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

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

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

## Engineering Comments:

1. Show ADA ramps
2. Bond applications

**Recommendations:** Staff recommends approval of FPL 255-2016, subject to the following conditions of approval:

1. Final plat approval shall remain valid for a period of two (2) years during which time all signatures shall be obtained and the plat recorded.
2. Modifications to the final plat may require Planning Commission approval prior to recordation.

# Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission  
FROM: Jon Baughman, Associate Planner  
MEETING: October 10, 2016  
SUBJECT: FPL 256-2016 (Brixworth Phase 4, Section 1)

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

**Property description and history:** This property is located southwest of the intersection of Buckner Road and Buckner Lane, west of Brixworth Phase III. On November 9<sup>th</sup>, 2015, the Planning Commission approved a Neighborhood Concept Plan (NCP 107-2015) for the subject property and granted a variance from the right-of-way dedication requirement for Stewart Campbell Point (Collector Street) to allow for 60 feet of right-of-way dedication instead of the required 75 feet. Preliminary plat approval was granted by the Planning Commission on December 14, 2015.

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

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

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

**Bicycle and Greenway:** The previously approved neighborhood concept plan and preliminary plat were submitted after the adoption of the Bicycle and Greenway Plan and are subject to its criteria. It was noted at the staff review meeting that there were no provisions for a bike lane on Stewart Campbell Pointe. This omission has been corrected and there is 2' of bicycle lane indicated on either side of Stewart Campbell Pointe.

## Engineering Comments:

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

**Recommendation:** Staff recommends approval of FPL 256-2016, subject to the following conditions of approval:

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.

# Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission  
FROM: Jon Baughman, Associate Planner  
MEETING: October 10, 2016  
SUBJECT: FPL 257-2016 (Brixworth Phase 4, Section 2)

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

**Property description and history:** This property is located southwest of the intersection of Buckner Road and Buckner Lane, west of Brixworth Phase III. On November 9<sup>th</sup>, 2015, the Planning Commission approved a Neighborhood Concept Plan (NCP 107-2015) for the subject property and granted a variance from the right-of-way dedication requirement for Stewart Campbell Point (Collector Street) to allow for 60 feet of right-of-way dedication instead of the required 75 feet. Preliminary plat approval was granted by the planning commission on December 14, 2015.

**Request:** The applicant requests final plat approval for 49 single family residential lots.

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

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

## Engineering Comments:

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

**Recommendation:** Staff recommends approval of FPL 257-2016, subject to the following conditions of approval:

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.

# Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission  
FROM: Jon Baughman, Associate Planner  
MEETING: October 10, 2016  
SUBJECT: PPL 228-2016 (Southern Springs Phases 3 and 6)

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

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

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

**Landscaping:** The zoning and sketch plat approval for Southern Springs required substantial landscape buffers along Saturn Parkway (100'), Denning Lane (100') and the historic Oaklawn Plantation (150'). Staff requested a detailed landscape plan for the buffers at the staff review meeting. The landscape plan was not submitted before the Planning Commission work session but has been submitted for the Planning Commission regular meeting.

The proposed landscaping plan and the grading plan indicate that grading for the lots encroaches into the buffer areas along Saturn Parkway and along Denning Lane. Along Saturn Parkway the encroachment avoids nearly all of the proposed plantings, however along Denning Lane there exists an elevation change of approximately 19' over a 60' length entirely within the buffer area. A large amount of plant material is proposed on this hillside.

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

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

## Engineering Comments:

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

**Recommendation:** Staff recommends approval of PPL 228-2016 with the following conditions:

1. Preliminary plat approval shall remain valid for a period of three (3) years, during which time the applicant shall obtain Planning Commission approval of a final plat application.

2. Modification to the plat may require Planning Commission approval prior to submittal of a final plat application.

# Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission  
FROM: Jon Baughman, Associate Planner  
MEETING: October 10, 2016  
SUBJECT: SKP 249-2016 (Lot 4 Reserve Commercial)

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

**Property description and history:** This property is located on the south side of Reserve Boulevard west of Port Royal Road. The site is currently covered in grass, shrubs and small trees. 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'. There are sidewalks on both sides of the street excepting the most eastern end on the south side.

**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.

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

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

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

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

## Engineering Comments:

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

**Recommendations:** Staff recommends approval of SKP 249-2016, subject to the following conditions of approval:

1. Approval of this sketch plan shall remain valid for a period of one (1) year, during which time a site plan application shall be submitted.

# Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission  
FROM: Jon Baughman, Associate Planner  
MEETING: October 10, 2016  
SUBJECT: PPL 252-2016 (Wades Grove, Section 18)

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

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

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

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

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

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

**Access:** During the Planning Commission work session there was discussion indicating a desire to show access to Wade Cemetery from Lequire Lane on the preliminary plat. The revised preliminary plat addresses this request via a curb cut on the west side of Lequire Lane with a 12' concrete ramp.

## Engineering Comments:

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

**Recommendation:** Staff recommends approval of PPL 252-2016, subject to the following conditions of approval:

1. Preliminary plat approval shall remain valid for a period of two (2) years, during which time a final plat application shall be submitted for Planning Commission consideration.
2. Modification to the approved preliminary plat may require Planning Commission approval prior to the submittal of a final plat application.

# Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
MEETING: October 10, 2016  
SUBJECT: PUD 254-2016 (Villages at Harvest Point)

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

**Property description and history:** This property is located southwest of Cleburne Road and Beechcroft Road. In August of 2016, the Board of Mayor and Aldermen approved a request to rezone the parent tract, containing more than 473 acres, from R-2 to Planned Unit Development (PUD 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.

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

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

2.4(3.1) Final development plan indicating:

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

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

2.4(3.2) A plan showing the use, height, bulk, and location of all buildings and other structures. Any drawings used to meet this requirement need not be the result of final architectural decisions and need not be in detail.

2.4(3.3) A generalized land use map and a tabulation of land area to be devoted to various uses and activities.

2.4(3.4) A tabulation of proposed densities to be allocated to various parts of the area to be developed.

2.4(3.5) A plan which indicates the location, function, and ownership of all open spaces, excepting those open spaces included in fee simple lots.

2.4(3.6) Final drafts of all proposed covenants and grants of easement (particularly those pertaining to common open space).

**Planning Commission work session:** Additional information has been provided since the work session, as listed in the attached submittal letter. The applicant has also provided clarification pertaining to the Declaration of Restrictive Covenants in response to concerns and questions discussed during the work session.

**Engineering Comments:**

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

**Recommendation:** Staff recommends approval of this request, subject to the following conditions of approval:

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

2. Modification to this sketch plan approval may require Planning Commission approval prior to the submittal of a site plan application.

# Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
MEETING: October 10, 2016  
SUBJECT: STP 259-2016 (Southern Springs Amenities Center)

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**STP 259-2016:** Submitted by ESP Associates for Southern Springs Phase 6. The property is zoned B-1 Office and Limited Retail and contains approximately 10.6 acres. The applicant requests Site plan approval for 17,814 s/f amenity center.

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

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

**Streets and sidewalk:** This property has frontage along both Southern Springs Parkway (Arterial) and Del Webb Boulevard (Collector), which are proposed to be constructed with Phase 3 and Phase 2, respectively. Del Webb Boulevard is proposed to be improved with a dedicated left turn lane onto the subject property. Sufficient right-of-way has been dedicated for Del Webb Boulevard, and sufficient right-of-way is required to be dedicated for Southern Springs Boulevard with the plat for Phase 3.

**Access:** The proposal includes three access points from the public right-of-way – one vehicular driveway onto Southern Springs Parkway, one golf cart driveway onto Southern Springs Parkway, and one vehicular driveway onto Del Webb Boulevard.

**Parking:** The applicant proposes to provide parking for vehicles and for golf carts. The City does not have provisions regulating golf cart parking spaces; therefore, staff has not counted the proposed golf cart parking spaces toward the required parking spaces. Based on staff's review, this proposal meets the City's minimum requirements.

**Design standards:** Staff finds the application to be in compliance with the Commercial and Industrial Design Standards –

19.1(1) The proposal exceeds the minimum impervious surface area requirement of 15% and parking lot landscaping area of 10%.

19.1(2) Not applicable.

19.1(3) Staff finds that large, unbroken expanses of paving between the street and building are not proposed.

19.1(4) proposal includes three access points from the public right-of-way – one vehicular driveway onto Southern Springs Parkway, one golf cart driveway onto Southern Springs Parkway, and one vehicular driveway onto Del Webb Boulevard. All driveways exceed the minimum distance of 150 feet.

19.1(5). The applicant does show a detention pond on the property, which is proposed to be landscaped along the north and east sides to screen visibility from the future adjacent residences and from Del Webb Boulevard.

19.1(6). The applicant proposes a two-story building constructed primarily of stone veneer and hardieplank siding.

19.1(7). The main entrance of the building is facing and visible from both public streets.

19.1(8). The proposed parking lot landscaping plan meets the City's requirements.

19.1(9). The proposed roof is not visible by the public.

**Design Review Guidelines:** “These Design Guidelines present general design priorities that can be adapted to individual circumstances of site and building design. Not every case and circumstance can be anticipated, nor is the goal to prescribe the design of every development in Spring Hill. It is anticipated that property owners and developers will be able to build on these principles and create unique, livable, and viable projects that meet the community’s vision. Through the successful implementation of the Design Review process and guidelines, the City of Spring Hill intends to secure its unique character and authentic sense of place.”

Section 2, Building Design and Architectural Character. The general building design guidelines are intended to protect the integrity and enhance the value of the City’s existing neighborhoods by articulating to the development community those design values and preferences that the City has determined will result in a high quality built environment, while maintaining the community’s uniqueness and an authentic sense of place. In order to achieve that intent, the guidelines encourage high quality and durable materials and address primary and secondary building materials for exterior wall surfaces.

The applicant a two-story building constructed primarily of stone veneer and hardieplank siding. The Design Review Guidelines identify appropriate primary building materials, such as brick, stone, tile, marble, limestone, glass and glazing, wood, and Hardi-Plank or similar synthetic material (such as the proposed cement board siding) to resemble natural materials. Secondary materials are considered those not listed in the primary materials and specifically identify EIFS, and the maximum percentage of secondary materials applied to the front and sides of a building is 20%.

Staff finds that the proposal meets the minimum criteria of the Design Review Guidelines.

Section 3, Landscaping and Screening. There are no trees on the site to preserve. Based on staff’s review, the application complies with the City’s landscaping and screening requirements.

Section 4, Site Design and Site Elements. The applicant proposes a detailed pedestrian circulation plan from the public sidewalks along both public streets to the site and amenities. There are some inconsistencies among each sheet within the site plan package that must be resolved prior to submittal of permits. Specifically, Sheets C3.2 and C 3.3 show a large area of improvements at the intersection of Southern Springs Parkway and Del Webb Boulevard that are not shown on the remaining sheets.

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

**Recommendation:** Staff recommends approval of STP 259-2016, subject to the following conditions of approval:

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

# Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, Planning Director  
MEETING: October 10, 2016  
SUBJECT: PPL 260-2016 (Monrovia Park – formerly Slayton Cove/Avenue Downs)

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**PPL 260-2016:** Submitted by Mullins, LLC for Monrovia Park – formerly Slayton Cove/Avenue Downs. The property is zoned R2, Medium Density and R-4, High Density Residential and contains approximately 49.8 acres. The applicant requests preliminary plat approval for 84 single family residential lots.

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

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

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

**Request:** The applicant requests preliminary plat approval for phase one to include 84 single family residential lots and associated infrastructure and open space. Pursuant to the conditions of approval, no preliminary plat may be submitted until the applicant coordinates with TDOT to obtain approval for the new intersection with Duplex. The applicant has begun that process. Additionally, only the first phase of the project is eligible for preliminary plat consideration at this time.

**Bicycle and greenway plan:** A greenway is shown along the western portion of phase one. The construction details indicate a concrete pedestrian and bicycle trail eight-feet wide.

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

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

## Engineering Comments:

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

**Recommendation:** Staff recommends approval of PPL 260-2016, subject to the following conditions of approval:

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

# Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, Planning Director  
MEETING: October 10, 2016  
SUBJECT: ADM 247-2016 (Telecommunication towers)

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

**Proposal:** Due to the absence of basic criteria in the Zoning Ordinance, the Planning Department was directed by the Mayor and City Administration to draft provisions to govern new telecommunications towers in Spring Hill. Our neighboring municipalities and jurisdictions have adopted a variety of different types of telecommunications towers and various levels of provisions.

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

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

Since the work session, staff has incorporated the Planning Commission's requested changes, including clarification that co-location on an existing tower OR building is a priority and the requirement for towers to be painted Tennessee Sky Blue.

**Recommendation:** Staff recommends forwarding the proposal to the Board of Mayor and Aldermen with a recommendation for approval.



# Spring Hill Planning Commission

## 2017 Schedule of Meetings

Application deadline	Staff Review	Revisions deadline	Work Session	Revisions deadline	Planning Commission
12:00 PM (noon)	9:00 AM	12:00 PM (noon)	5:30 PM	12:00 PM (noon)	5:30 PM
Wednesday	Friday	Tuesday	Monday	Monday	Monday
Planning Office	Public Works	Planning Office	City Hall	Planning Office	City Hall
4 folded hard copies		10 folded hard copies		10 folded hard copies	
One (1) CD with PDF		One (1) CD with PDF		One (1) CD with PDF	

1	December 14	December 16	December 20	December 27	January 2	January 9
2	January 11	January 13	January 17	January 23	February 6	February 13
3	February 15	February 17	February 21	February 27	March 6	March 13
4	March 15	March 17	March 21	March 27	April 3	April 10
5	April 12	April 14	April 18	April 24	May 1	May 8
6	May 10	May 12	May 16	May 22	June 5	June 12
7	June 14	June 16	June 20	June 26	July 3	July 10
8	July 12	July 14	July 18	July 24	August 7	August 14
9	August 16	August 18	August 22	August 28	September 5*	September 11
10	September 13	September 15	September 19	September 25	October 2	October 9
11	October 11	October 13	October 17	October 23	November 6	November 13
12	November 15	November 17	November 21	November 27	December 4	December 11

1 (2018)      *December 13*      *December 15*      *December 19*      ***December 26***      ***January 2***      *January 8*

**Optional Dates for The Work Session for Round 1 of 2017---**  
**Thur. Dec. 21, 2017—with no Staff Reports.**  
**Thur. Dec. 28, 2017**

\* Indicates change in day due to holiday