



City of

SPRING HILL

TENNESSEE

est. 1809

## **AGENDA PACKET**

**Municipal Planning Commission**

**Planning Commission**

**January 26, 2026**

**05:30 pm**



# SPRING HILL MUNICIPAL PLANNING COMMISSION

**Elizabeth Droke, Chairman**  
**Sam Isbell**  
**Matt Fitterer, Mayor**  
**Amanda Rondeau**

**Ryan Connolly, Vice Chairman**  
**Greg Groninger**  
**Jaimee Davis, Alderman**

City of Spring Hill  
199 Town Center Parkway  
Spring Hill, TN 37174

## AGENDA PLANNING COMMISSION

January 26, 2026  
05:30 pm

### A. CALL TO ORDER

### B. ROLL CALL

### C. CHAIRMAN COMMENTS

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. For those of you who are not able to attend the in-person meetings, please submit your public comments regarding agenda and non-agenda items to [PCPublicComment@springhilltn.org](mailto:PCPublicComment@springhilltn.org).

### D. PUBLIC COMMENT (NON-AGENDA ITEMS)

### E. DRAFT DECEMBER 8, 2025, PLANNING COMMISSION REGULAR MEETING MINUTES

Attachment: [DRAFT Regular Meeting Minutes 12.8.25.docx](#)

### F. BONDS

1. PC Resolution 26-1 to Release the Existing Performance Bond and Establish a Maintenance Bond for Sanctuary Bluff Apartments
2. PC Resolution 26-2 to Release the Maintenance Bond for Sanctuary Bluff Apartments
3. PC Resolution 26-3 to Release the Maintenance Bond for Barton Hills Phase 1A
4. PC Resolution 26-4 to Dedication of Road ROW and Public Utilities Barton Hills Phase 1A
5. PC Resolution 26-5 to Release the Existing Performance Bond and Establish a Maintenance Bond for Brandon Woods Traffic Signal
6. PC Resolution 26-6 to Establish a Performance Bond for Legacy Pointe Phase 1A

Attachment: [January Bond Packet.pdf](#)

### G. OLD BUSINESS

### H. NEW BUSINESS

#### 1. STP 1965-2025

Submitted by Kimley Horn for Platinum Storage. The property is located on the north side of Beechcroft Road, east of Dr. Robertson Road, best known as 830 Beechcroft Road. It is zoned I1 and is approximately 7.67 acres. The applicant is requesting site plan approval for the expansion of the existing storage facility, which includes covered RV and boat storage. Planner: Kali-Flynn Burke

Attachment: [STP 1965-2025\\_Platinum Storage\\_sr.pdf](#)

Attachment: [BeechcroftLLC\\_PlatinumStorage\\_SitePlans\\_2026.01.20.pdf](#)

Attachment: [Platinum Storage Center\\_Spring Hill\\_Sewer Demand Letter.pdf](#)

#### 2. ADM 1973-2025

Submitted by Andrew Kozlowitz for 2981 Stewart Campbell Pointe. The property is located on the south side of Stewart Campbell Pointe, to the west of Hunt Valley Drive. It is zoned R-2 and is approximately 0.249 acres. The applicant is requesting an easement reduction from 20' to 10' for the rear PUDE. Planner: Gil Morin

Attachment: [ADM 1973-2025\\_2981 Stewart Campbell Pointe\\_sr.pdf](#)

Attachment: [PUDE Application.pdf](#)

Attachment: [Cherry Grove Addition\\_Ph-5.pdf](#)

**I. OTHER BUSINESS**

**1. \* Discussion of June Lake, POD K, Bonds**

**2. Election of Officers**

**J. ROUND TABLE**

**K. ADJOURN**

The following attachment is not a PDF, so a link to the native file format is being provided instead:

[DRAFT Regular Meeting Minutes 12.8.25.docx \(LINK\)](#)

## Spring Hill Planning Commission Bond Agenda



TO: Spring Hill Planning Commission  
FROM: Missy Stahl, CIP Director  
Will Goats, Project Manager  
MEETING: January 26, 2026  
SUBJECT: Release the maintenance bond and reduce the performance bond for Sanctuary Bluff Apartments.

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**Background:** A maintenance bond was established in the amount of \$133,476.00 for Sanctuary Bluff Apartments in April 2024. The maintenance bond guarantees that certain improvements have been functioning in accordance with plans for a minimum of twelve months, to include water, sewer, stormwater infrastructure, streets, and curbs.

A performance bond was established in the amount of \$262,668.00 for Sanctuary Bluff Apartments in April 2024. The performance bond guarantees installation of improvements to include curbing, sidewalks, street lights, street signs, stormwater surface maintenance, and final asphalt. Final topping was completed in October 2025.

A walk through was conducted and all punch list items have been completed. A certificate of satisfaction has been signed by City staff.

**Request:**

- Approve Resolution 26-01 to release the maintenance bond for Sanctuary Bluff Apartments
- Approve Resolution 26-02 to release the existing performance bond and establish a maintenance bond for Sanctuary Bluff Apartments

**RESOLUTION 26-01 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE EXISTING PERFORMANCE BOND AND  
TO ESTABLISH AS A MAINTENANCE BOND FOR  
SANCTUARY BLUFF APARTMENTS**

**WHEREAS**, a Performance Bond is in place guaranteeing the completion of certain improvements for Sanctuary Bluff Apartments in the amount of **\$292,668.00**; and

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

**WHEREAS**, to date, the improvements have been completed, and approved through inspections by the City and therefore a Maintenance Bond letter of credit is required; and

**WHEREAS**, a Maintenance Bond letter of credit is guaranteeing the workmanship and materials of certain improvements for Sanctuary Bluff Apartments and the repair of such should damage occur during covered period; and

**WHEREAS**, it is the recommendation of City staff that the Letter of Credit in the amount of **\$292,668.00** be reduced to 30% according to Section 15.19 of the Spring Hill Unified Development Code, establishing a Maintenance Bond letter of credit in the amount of **\$87,800.00** for a minimum of twelve (12) months from date of work completed.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that the existing bond letter of credit be reduced to establish a Maintenance Bond letter of credit for Sanctuary Bluff Apartments in the amount of **\$87,800.00** is hereby approved.

Passed and adopted this 9<sup>th</sup> day of February, 2026.

\_\_\_\_\_  
Liz Droke, Chairman

\_\_\_\_\_  
Gilles Morin, Secretary

**RESOLUTION 26-02 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
SANCTUARY BLUFF APARTMENTS**

**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, water, sewer, stormwater infrastructure, street binder; 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 City staff that the Maintenance Bond for Sanctuary Bluff Apartments in the amount of \$133,476.00 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for Sanctuary Bluff Apartments in the amount of **\$133,476.00** is hereby approved.

Passed and adopted this 9<sup>th</sup> day of February, 2026.

\_\_\_\_\_  
Liz Droke, Chairman

\_\_\_\_\_  
Gilles Morin, Secretary



### CERTIFICATE OF SATISFACTORY COMPLETION

Date: 1-21-2026

Nel Bel Sanctuary Bluff

Sanctuary Bluff Apartments

Development Name: Sanctuary Bluff

Phase or Section of Construction: Apartments

Public Improvements: Water, Sewer, Stormwater Infrastructure, Binder, Curbing, Sidewalks, Street lights, Street signs, Stormwater surface maintenance, and final topping to all streets with 1 1/2 inches of hot mix asphalt

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.

Approved By:  
City of Spring Hill Public Works Director

*Tyler Scroggins*

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





## Spring Hill Planning Commission Bond Agenda



TO: Spring Hill Planning Commission  
FROM: Missy Stahl, CIP Director  
Will Goats, Project Manager  
MEETING: January 26, 2026  
SUBJECT: Release the maintenance bond and recommend acceptance of dedication of road right-of-way and public improvements for Barton Hills Phase 1A

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**Background:** A maintenance bond was established in the amount of \$97,010.76 for Barton Hills Phase 1A in October 2024. The maintenance bond guarantees that certain improvements installed have been functioning in accordance with plans for a minimum of twelve months, to include sidewalks, street signs, streetlights, stormwater surface maintenance, and final topping. Final topping was installed in August 2024.

A walk through was conducted and all punch list items have been completed. A certificate of satisfaction has been signed by City staff.

**Request:**

- Approve Resolution 26-03 to release the maintenance bond for Barton Hills Phase 1A
- Approve Resolution 26-04 to recommend acceptance and dedication of road right-of-way and public improvements for Barton Hills Phase 1A

**RESOLUTION 26-03 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
BARTON HILLS PHASE 1A**

**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, sidewalks, street signs, street lights, stormwater surface maintenance, and final topping to all streets with 1 ½ inches of hot mix asphalt; 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 right-of-way and public improvements for said development; and

**WHEREAS**, it is the recommendation of City staff that the Maintenance Bond for Barton Hills Phase 1A in the amount of \$97,010.76 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for Barton Hills Phase 1A in the amount of **\$97,010.76** is hereby approved.

Passed and adopted this 9<sup>th</sup> day of February, 2026.

\_\_\_\_\_  
Liz Droke, Chairman

\_\_\_\_\_  
Gilles Morin, Secretary

**RESOLUTION 26-04 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  
BARTON HILLS PHASE 1A**

**WHEREAS**, Copperstone Development Partners, LLC has a recorded Final Plat for Barton Hills Phase 1A in Maury County Plat Book P22, Page 132; 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 Barton Hills Phase 1A as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 9<sup>th</sup> day of February, 2026.

\_\_\_\_\_  
Liz Droke, Chairman

\_\_\_\_\_  
Gilles Morin, Secretary



### CERTIFICATE OF SATISFACTORY COMPLETION

Date: 1-21-2026

Copperstone Development Partners, LLC  
Barton Hills  
Phase 1A

Development Name: Barton Hills

Phase or Section of Construction: Phase 1A

Public Improvements: Sidewalks, Street Lights, Street Signs, Stormwater Surface Maintenance, and Final Topping to all streets with 1 1/2 inches of hot mix asphalt

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.

Approved By:  
City of Spring Hill Public Works Director

*Nylan Scarpino*

199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174  
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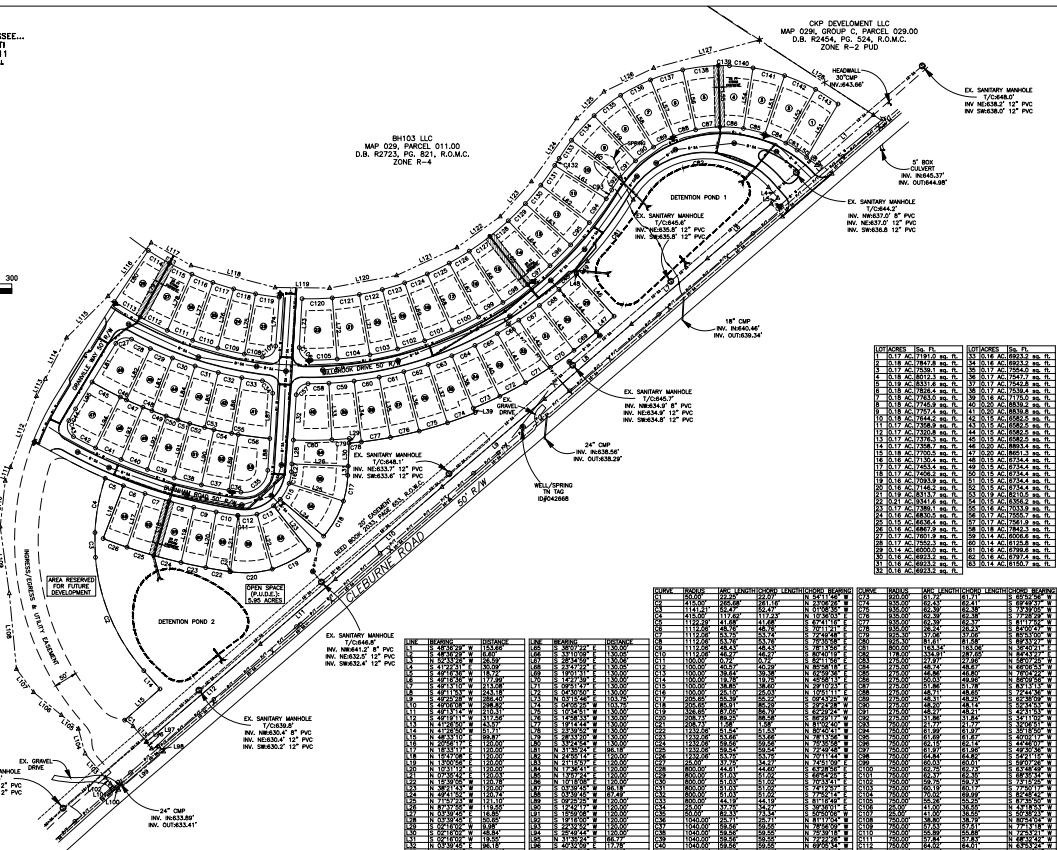
PLAT NORTH TN SPCS NAD 83 SCALE 1" = 100'



BH103 LLC MAP 029, PARCEL 011.00 D.B. R2723, PG. 821, R.O.M.C. ZONE R-4

BH103 LLC MAP 029, PARCEL 011.00 D.B. R2723, PG. 821, R.O.M.C. ZONE R-4

CIP DEVELOPMENT LLC MAP 029, GROUP C, PARCEL 029.00 D.B. R2454, PG. 254, R.O.M.C. ZONE R-2, RUD.



NOTES:

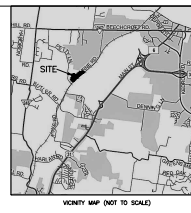
- 1. 26.04 TOTAL ACRES, ZONED R-4
2. MINIMUM BUILDING SETBACKS (R-4): FRONT = 25', SIDE = 5', CORNER SIDE = 10', REAR SIDE = 25'
3. THE SUBMITTAL PROPERTY LIES IN ZONE "C" OF FLOOD INSURANCE RATE MAP PAGES B471922182E, DATED 04-16-2007, AND DOES NOT LIE IN A FLOOD HAZARD ZONE
4. OWNER/DEVELOPER: COPPERSTONE DEVELOPMENT PARTNERS LLC FOR WILSON COUNTY, SUITE 101 BRENWOOD, TN 37027
5. ALL LOTS SHOWN HEREON ARE TO BE PROVIDED WITH A WATER & SANITARY SEWER SERVICE.
6. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING ALL OPEN SPACES, COMMON SPACES, LANDSCAPE MAINTENANCE, DRAINAGE SWALES & EASEMENTS, DETENTION/RETENTION AREAS AND PRIVATE ALLEYS.
7. ALL AREAS DESIGNATED AS OPEN SPACES ARE TO BE PUBLIC UTILITY & DRAINAGE EASEMENTS.

- PROF. SANITARY SEWER LINE (TYP.)
PROF. STORM LINE (TYP.)
PROF. WATER LINE (TYP.)
E/O/E ELECTRIC LINE
EX. SANITARY SEWER LINE (TYP.)
EX. SANITARY SEWER MANHOLE
EX. STORM MANHOLE
EX. FIRE HYDRANT
EX. 110V ELECTRIC BOX
EX. SANITARY SEWER MANHOLE
EX. STORM MANHOLE
EX. FIRE HYDRANT
EX. UTILITY POLE
EX. COMPACTED POINT
EX. NEW PAV. SET

Table with columns: DATE, TIME, LOCATION, and other details for utility work.

Table with columns: DATE, TIME, LOCATION, and other details for utility work.

Table with columns: DISTANCE, TO, FROM, and other details for utility work.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (AM WE AND) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS INDICATED IN BOOK NUMBER 87874, PAGE 304, MAURY COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THE PLAN OF SUBDIVISION WITH AN OPEN PITS COVERING THE SHOWN BUILDING RESTRICTION DATA, AND THAT OFFERS OF IRREVOCABLE EASEMENTS FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE: 20... OWNER: ...

TITLE (IF ACTING FOR PARTNERSHIP OR CORPORATION)

CERTIFICATE OF SURVEY ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON, THAT THIS IS A CLASS "A" LAND SURVEY AS DEFINED IN TCA TITLE 48, CHAPTER 18 AND THAT THE MARGIN OF PRECISION IS GREATER THAN OR EQUAL TO...

DATE: 20... J. MARK CARRELL, RLS #1809

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAN DATED... HAS BEEN REVIEWED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS AND/OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE S&B INSTALLATION.

DATE: 20... NAME, TITLE AND AGENCY OF AUTHORIZED APPROVING AGENT: ...

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEM OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAN DATED... HAS BEEN REVIEWED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS AND/OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE S&B INSTALLATION.

DATE: 20... NAME, TITLE AND AGENCY OF AUTHORIZED APPROVING AGENT: ...

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAN HAVE BEEN REVIEWED IN AN ACCEPTABLE MANNER AND TO THE SATISFACTION OF THE PLANNING COMMISSION AND (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 20... CITY ENGINEER: ...

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF SPRING HILL SUBDIVISION REGULATIONS, THE SUBDIVISION ACT, THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE: 20... SECRETARY, PLANNING COMMISSION: ...

MAURY COUNTY 911 CERTIFICATION OF APPROVAL

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN REVIEWED AND THE DEVELOPMENT NAME, TYPE AND ADDRESSING ARE IN COMPLIANCE WITH THE MAURY COUNTY 911 REQUIREMENTS.

DATE: 20... E-911 AUTHORIZED SIGNATURE: ...

T-SQUARE ENGINEERING 1329 WEST HILLWAY, MARTIN, TN 37057



BARTON HILLS, PHASE 1A - FINAL PLAT COPPERSTONE DEVELOPMENT PARTNERS LLC, OWNERS MAP 029, PARCEL 011.00, D.B. R2723, PG. 821, R.O.M.C. MAURY COUNTY, TENNESSEE

PROJECT: 21-0913

Table with columns: NO., DATE, REVISIONS

DATE: 21 JAN 2022 DRAWN BY: J.S. 100 REVIEWER: SHEET: 1 OF 1

## Spring Hill Planning Commission Bond Agenda



TO: Spring Hill Planning Commission  
FROM: Missy Stahl, CIP Director  
Will Goats, Project Manager  
MEETING: January 26, 2026  
SUBJECT: Reduce the performance bond for Brandon Woods Traffic Signal

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**Background:** A performance bond was established in the amount of \$250,000.00 for Brandon Woods Traffic Signal in April 2021. The performance bond guarantees installation of improvements to include installation of a traffic signal at the intersection of Brandon Woods Drive and Port Royal Road. The traffic signal was installed in November 2025.

A walk through was conducted and all punch list items have been completed. A certificate of satisfaction has been signed by City staff.

**Request:**

- Approve Resolution 26-05 to release the existing performance bond and establish a maintenance bond for Brandon Woods Traffic Signal

**RESOLUTION 26-05 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE EXISTING PERFORMANCE BOND AND  
TO ESTABLISH AS A MAINTENANCE BOND FOR  
BRANDON WOODS TRAFFIC SIGNAL**

**WHEREAS**, a Performance Bond is in place guaranteeing the completion of certain improvements for Brandon Woods Traffic Signal in the amount of **\$250,000.00**; and

**WHEREAS**, the following improvements are required pursuant to the Final Plat:  
*Installation of a traffic signal at the intersection of Brandon Woods Drive and Port Royal Road; and*

**WHEREAS**, to date, the improvements have been completed, and approved through inspections by the City and therefore a Maintenance Bond letter of credit is required; and

**WHEREAS**, a Maintenance Bond letter of credit is guaranteeing the workmanship and materials of certain improvements for Brandon Woods Traffic Signal and the repair of such should damage occur during covered period; and

**WHEREAS**, it is the recommendation of City staff that the Letter of Credit in the amount of **\$250,000.00** be reduced to 30% according to Section 15.19 of the Spring Hill Unified Development Code, establishing a Maintenance Bond letter of credit in the amount of **\$75,000.00** for a minimum of twelve (12) months from date of work completed.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that the existing bond letter of credit be reduced to establish a Maintenance Bond letter of credit for Brandon Woods Traffic Signal in the amount of **\$75,000.00** is hereby approved.

Passed and adopted this 9<sup>th</sup> day of February, 2026.

\_\_\_\_\_  
Liz Droke, Chairman

\_\_\_\_\_  
Gilles Morin, Secretary





### CERTIFICATE OF SATISFACTORY COMPLETION

Date: 1-23-2026

Brandon Woods, LLC  
Brandon Woods  
Traffic Signal

Development Name: Brandon Woods

Phase or Section of Construction: Traffic Signal

Public Improvements: Installation of a traffic signal at the intersection of Brandon Woods Drive and Port Royal Road

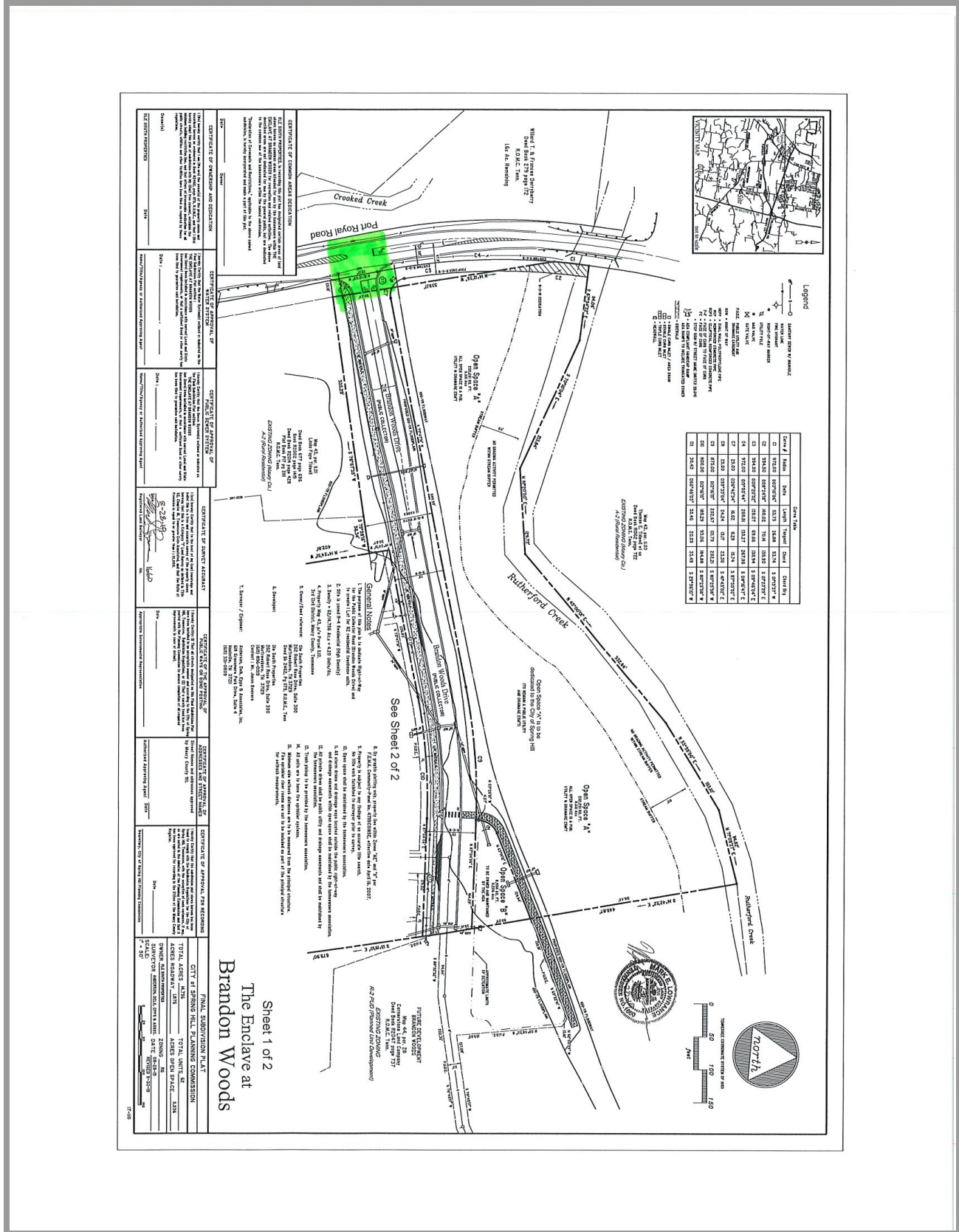
I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

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

Approved By:  
City of Spring Hill Public Works Director



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



## Spring Hill Planning Commission Bond Agenda



TO: Spring Hill Planning Commission  
FROM: Missy Stahl, CIP Director  
Will Goats, Project Manager  
MEETING: January 26, 2026  
SUBJECT: Establish a performance bond for Legacy Pointe Phase 1A

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**Background:** The developer is installing public infrastructure that needs to be bonded. This development was approved on the February 2024 PC Agenda (PDF 1524-2023). Developer has submitted the required documentation for the application of the bonds.

**Request:**

- Approve Resolution 26-06 to establish a performance bond for Legacy Pointe Phase 1A

**RESOLUTION 26-06 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR  
LEGACY POINTE PHASE 1A**

**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 116 lots; and

**WHEREAS**, the following improvements are required pursuant to the Final Plat:  
*Sewer, Water, Stormwater Infrastructure, Binder, Curbing, Sidewalks,  
Stormwater Surface Maintenance; 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 staff that a Performance Bond be established in the amount of **\$5,304,000.00**; and

**WHEREAS**, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner; 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 before 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 Legacy Pointe Phase 1A in the amount of **\$5,304,000.00**.

Passed and adopted this 9<sup>th</sup> day of February, 2026.

\_\_\_\_\_  
Liz Droke, Chairman

\_\_\_\_\_  
Gilles Morin, Secretary



**Utility Information Sheet - Performance Bond**

<b>Development</b>	<b>Legacy Pointe</b>		
	<b>Phase</b>	<b>Section</b>	<b>Number of Lots</b>
	1A	1	116

<b>Cost to Install:</b>	
<b>1. Sewer Line Cost:</b>	\$ 1,325,988.35
Lenth of line (LF)	1371 of 8"
Type of pipe used	SDR 26
Backfill material	Crushed Stone
Depth of sewer line	Varies
Number of manholes	13
Number of services	44
Number of fittings	159
Number of clean out boxes	115
<b>2. Water Line Cost:</b>	\$ 925,611.18
Lenth of line (LF)	1844 (116 of 6", 1728 of 8")
Type of pipe used	Ductile Iron Pipe
Backfill material	Crushed Stone
Number of meters	110 meters (22 fire 88 regular)
Size of meters	22 2" and 88 3/4" meters
Number of gate valves	11
Size of gate valves	5 6" and 6 8"
Number of fire hydrants	5
<b>3. Stormwater Infrastructure Cost:</b>	\$ 447,202.27
Length of line (LF)	2552
Pipe size	Varies (18" @ 2353" and 24" @ 199)
Type of pipe	RCP
Number of headwalls	
Number of curb inlets	6
Number of area drains	15
Number of outfalls	2
Number of retention pond(s)	
Number of detention pond(s)	1
<b>4. Binder Cost:</b>	\$ 667,769.87
Road length (LF)	1800'
Road width (LF)	25'
Classification of road	Local (Private)
	(Collector, local, arterial)
<b>5. Signage Cost:</b>	\$ -
Number of signs	
	(stop signs, street names, speed limits, etc.)
<b>6. Street Lights Cost:</b>	
Number of street lights	
<b>7. Curbing Cost:</b>	\$ 20,268.10
Curb length (LF)	841
Type	Mostly curb and gutter
	(curb & gutter or extruded)
<b>8. Sidewalks Cost:</b>	\$ 15,000.00
Sidewalk Length (LF)	200

Number of ADA ramps	16
<b>9. Final Asphalt Cost:</b>	\$ -
Road length (LF)	
Road width (LF)	
Classification of road	
(Collector, local, arterial)	
<b>10. Stormwater Surface Maintenance Cost:</b>	\$ 134,160.68
(to include drainage area, ditches, retention and/or detention ponds, open spaces)	
**30% of stormwater infrastructure cost (refer to maintenance bond cost)	
<b>TOTAL COST:</b>	\$ 3,536,000.45
Developer Signature	Date
DUSTIN WALCOTT <small>DESIGNED BY DUSTIN WALCOTT DR #1274 DUSTIN WALCOTT@ASHFORDWOODS.COM O-ASHFORD 1000 SOUTHWEST HERRICK O-LAND DEVELOPMENT, O-INDUSTRIAL WALCOTT 04/20/2018 11:22:20 18-10-08597</small>	
FOR INTERNAL USE ONLY:	
Total amount of bond:	<b>\$5,304,000.68</b>
Cost verified by staff: <i>[Signature]</i>	City Signature

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**

<b>Property Information</b>	<b>Project Name:</b> Legacy Pointe Phase 1A <b>Phase:</b> Phase 1A <b>Section:</b> N/A <b>Number of Lots Approved:</b> 116 <b>Number of Lots Remaining:</b> N/A <b>Surety Type:</b> <input type="checkbox"/> Maintenance <input checked="" type="checkbox"/> Performance <input type="checkbox"/> Restoration <b>Posted With:</b> <input checked="" type="checkbox"/> Letter of Credit <input type="checkbox"/> Performance Bond <input checked="" type="checkbox"/> Insurance Bond <input type="checkbox"/> Cash <b>Surety Amount:</b> \$ _____ <b>Expiration Date:</b> ____/____/____ <b>Automatic Renewal Clause included with Surety:</b> <input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No (Circle One) <b>Purpose of Surety:</b> Legacy Pointe Phase 1A Proposed Roadway
	<b>Name of Financial Institution:</b> HUB International Midwest (Agency) <b>Surety #:</b> N/A <b>Contact Person:</b> Stasha King <b>Email:</b> stasha.king@hubinternational.com <b>Address:</b> 1411 Opus Place, Ste. 450 <b>City, State, Zip:</b> Downers Grove, IL 60515 <b>Phone Number:</b> ( 630 ) 468-5678 <b>Fax Number :</b> (____) _____
<b>Contact Information</b>	<b>Name of Owner/Developer or Representative:</b> Ashton Woods c/o Ralph Knauss <b>Address:</b> 370 Mallory Station Road, Suite 500 <b>City, State, Zip:</b> Franklin, TN 37069 <b>Email:</b> rknauss@southstarco.com <b>PhoneNumber:</b> ( 615 ) 796-8676 <b>Fax Number:</b> (____) _____

**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:**

\_\_\_\_\_

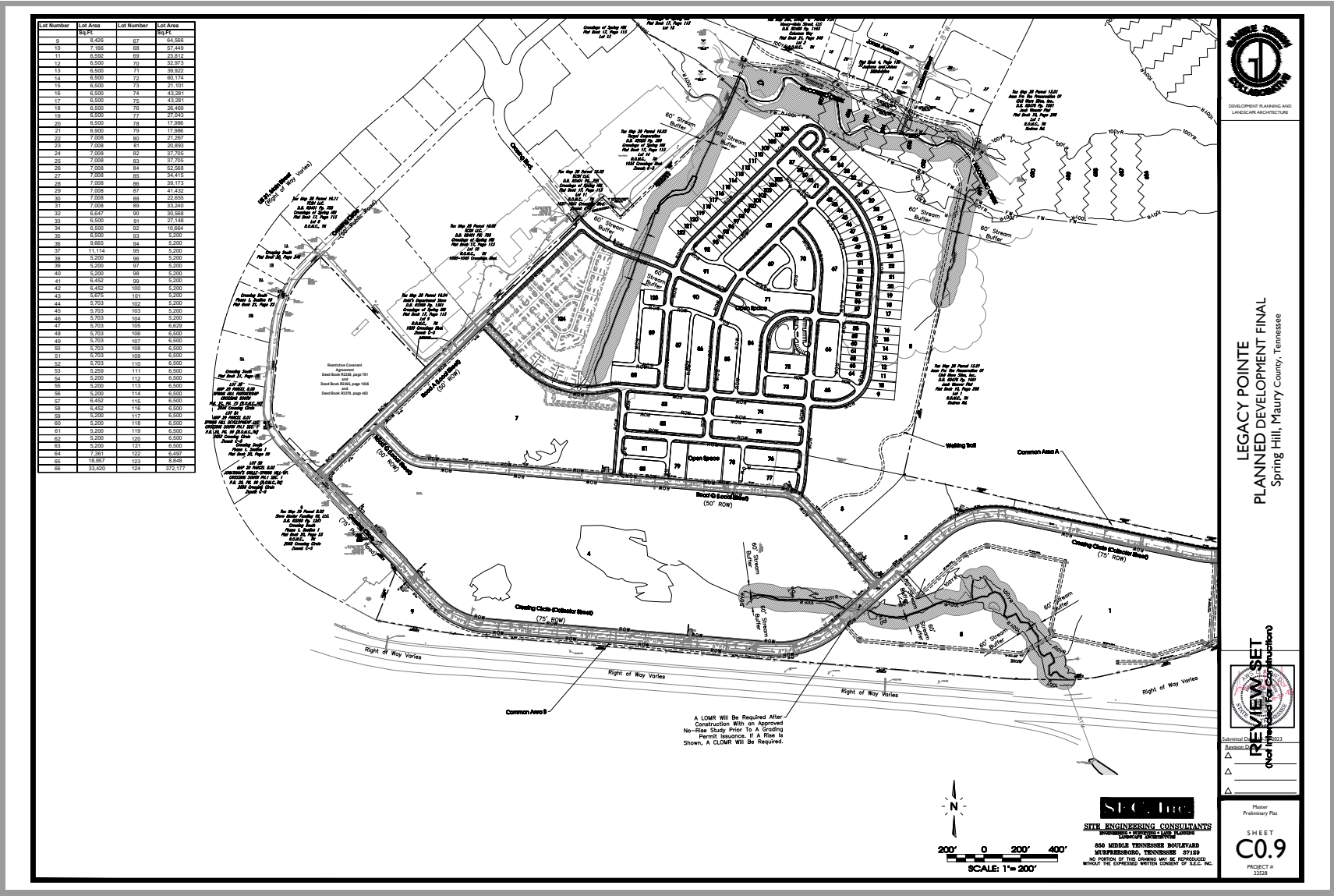
Chet Bachula Digitally signed by Chet Bachula  
 DN: cn=US,  
 e=chet.bachula@ashtonwoods.com,  
 o=Ashton Woods, OU=Land  
 Development, CN=Chet Bachula  
 Date: 2025.12.12 12:23:49-06'00'

Applicant Signature

Date

City Staff Signature

Date





## Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Kali-Flynn Burke, Associate Planner  
MEETING: January 26, 2026  
SUBJECT: STP 1965-2025 (Platinum Storage)

**STP 1965-2025:** Submitted by Kimley Horn for **Platinum Storage**. The property is located at 830 Beechcroft Road, located on the north side of Beechcroft Road, east of Dr. Robertson Road. It is zoned I1, Light Industrial, and is approximately 7.67 acres.

**Request:** The applicant is requesting site plan approval for the expansion of the existing storage facility, which includes climate controlled, non-climate controlled, covered RV, and boat storage.

**Property Description and History:** The property is located on the north side of Beechcroft Road, east of Dr. Robertson Road. The site is relatively flat and has been mostly clear of trees. There is a small stream, Walden Branch, that receives water and drains to the southwest of the site. The original site plan, STP 669-2019, was approved for an approximately 89,604 square foot self-storage facility by Planning Commission on March 9, 2020. A final plat, FPM 1327-2022, for a lot split was approved on December 12, 2022. A revision, SPM 1471-2023, was approved on December 11, 2023, to increase the usage of the property by adding 63 mobile storage units and recreational vehicle parking. There are two sections of the site that have been constructed and are operating.

**Zoning, Bulk, and Area Requirements:** The setback requirements are shown in the table below:

Building Setbacks (I-1)	Required	Provided	Meets Requirements
Front	30'	30'	Yes
Interior Side	20'	N/A*	Unknown
Corner Side	30'	30'	Yes
Rear	10'	10'	Yes

\*Setbacks are not applicable.

**Access and Site Circulation:** This site has one ingress/egress point which is accessible from Beechcroft Road, and it runs north/south. The proposed addition would utilize the existing ingress/egress and extend it across Walden Branch to a portion of the site that is currently undeveloped.

**Streets and Sidewalks:** The property has frontage on both Beechcroft Road and Dr. Robertson Road. There is a multi-use trail along Beechcroft Road. Dr. Robertson and Beechcroft Road are designated as Arterial Streets on the Major Thoroughfare Plan (MTP). The UDC establishes a minimum 95' Right-of-Way dimension for Arterial Streets. The applicant shall show the 47.5' future right-of-way line from the centerline of both streets for revision deadline #2, and all setbacks and required improvements shall be measured from the future right-of-way.

**Parking:** The parking requirements are shown in the table below:

	Use/Requirement		Required	Provided	Meets Requirements
Auto Spaces	1 per 20 storage units: enclosed (154 units)	1 per 25 storage units: outdoor (82 units)	11	11	Yes
Bicycle Spaces	1 per 20 spaces		1	None	No*

\*Please show the location of the proposed bicycle parking.

The applicant will need to dimension drive aisles and parking spaces to confirm compliance.

**Landscape:** The applicant has provided a landscape plan. However, UDC Article 11.4 A.4 states that shrubs are to be 30” in height and three out of their four shrubs are only 18” in height. The undersized shrubs shall be corrected to meet UDC requirements for revision deadline #2.

**Design Standards and Materials:** The site plan shows 6 buildings with 236 total units. The proposed veneer consists of an earthy palette of a red brick veneer, two different grey brick veneers, and cast stone coping. This building is the same material and color as the previously built buildings on site.

Design Standards for the I1 district are shown in the table below:

Standard	Meets Requirement
<u>Facade Design</u>	
Building façades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 35 linear feet, measured parallel to the street.	Unknown
<u>Roof Design</u>	
Mechanical equipment on roofs must be screened from view from all sides by the use of parapet walls or enclosures designed to conceal the equipment as required by this Code.	Unknown
<u>Entrance Design</u>	
Applicant has met I1 design standards.	Yes
<u>Site Design</u>	
Applicant has met I1 design standards.	Yes
<u>Site Elements</u>	
Applicant has met I1 design standards.	Yes

The design standards meet the UDC requirements with variations in façade height, color, and adequate transparency. However, the allowable percentages of materials cannot be confirmed. The applicant shall provide material percentages for revision deadline #2 to demonstrate compliance with the City’s design standards.

**Discussion:** The proposed building A on the west side of the property has a blank wall. There is variation in color and height, however, staff would like Planning Commission feedback on the blank wall (west side) facing a public right-of-way.

**Summary:** The applicant met with staff to discuss this application on January 14, 2026. There are several items below that require revisions and/or further discussion prior to the Voting Meeting:

- Adjust shrubs on the landscape plan to be at least 30” in height.
- Provide at least one bike rack in accordance with Article 10.4.A of the UDC.
- Show the number of units in the two previous phases in addition to this phase.
- Provide a percentage of impervious surface for the whole site.
- Dimension the parking spaces from inside of white line to inside of white line.
- Dimension the width of the parking lot and drive aisles.
- Please correct the striping for the ADA parking spot.
- Provide details regarding drainage of the HVAC system providing climate-controlled environment.
- Please provide the dimensions of the right-of-way from centerline for both Dr. Robertson Road and Beechcroft Road.
- Please dimension the setbacks from the future right-of-way line, and measure all required distances from that line.
- Show the existing turn lanes along Beechcroft Road.
- Provide building material breakdown percentages.
- Show a cross-access easement for the future commercial parcel development on the southwest corner of the property. (Article 10.6 C)
- Provide mechanical equipment and screening with the next submittal. It cannot be addressed in the building permit submittals.



**CONTRACTOR RESPONSIBILITIES:**

**1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR:**

- A. THE CONTRACTOR SHALL VERIFY ALL PROPOSED AND EXISTING CONDITIONS INCLUDING UTILITIES (WATERS, CONNECTIONS, MATERIALS, ETC.) AND DIMENSIONS WITHIN THE LIMITS OF WORK PRIOR TO THE START OF CONSTRUCTION.
- B. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING INFORMATION.
- C. THE CONTRACTOR IS RESPONSIBLE FOR ALL NOTIFICATIONS AND LIAISONS WITH UTILITY COMPANIES DURING THE PROCESS OF LOCATING, RELOCATING AND TYPING INTO PUBLIC UTILITIES.
- D. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR WITHIN THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.

**2. DURING CONSTRUCTION**

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- B. THE CONTRACTOR SHALL USE MATERIALS AND EMPLOY CONSTRUCTION METHODS IN ORDER TO COMPLY WITH THE DRAWINGS AND SPECIFICATIONS. WHERE A CONFLICT OCCURS, THE STRICTEST DESIGN SHALL GOVERN. THE ENGINEER'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY SPECIFIC DEVIATIONS AND OBTAIN ENGINEER'S WRITTEN APPROVAL OF THE SPECIFIC DEVIATION.
- C. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
- D. ALL CONSTRUCTION MUST CONFORM TO THE STANDARDS, SPECIFICATIONS, AND CODES OF THE GOVERNING MUNICIPALITIES.
- E. CONSTRUCTION SHALL MEET ALL CURRENT STANDARDS SET FORTH IN THE AMERICANS WITH ABILITIES ACT.
- F. IF THE CONTRACTOR DAMAGES ANY EXISTING UTILITIES DURING CONSTRUCTION, HE SHALL AT HIS OWN EXPENSE REPAIR OR REPLACE THE UTILITIES TO ORIGINAL CONDITION AND QUALITY AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY.
- G. SUFFICIENT BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH GOVERNING ORDINANCES MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC. SAID CONTROL MEASURES SHALL BE PER THE MANUAL OF TRAFFIC CONTROL DEVICES, MUTCD, CURRENT EDITION, AND SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- H. TRAFFIC CONTROL AND OTHER WARNING DEVICES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY WORK ON CITY, COUNTY, OR TENNESSEE DEPARTMENT OF TRANSPORTATION ROADS. THEY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF ALL WORK.
- I. ALL WARNING DEVICES SHALL BE EITHER TYPE B BARRICADES OR DRUMS WITH WARNING LIGHTS ON EVERY OTHER END. THEY SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION, AND METRO NASHVILLE STANDARDS FOR COLOR, SIZE, REFLECTIVITY, HEIGHT, AND PLACEMENT.
- J. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED AT ALL TIMES.
- K. CONTRACTOR SHALL SHORE AND BRACE ALL EARTH FORMS, CONCRETE, STEEL, WOOD, AND MASONRY TO RESIST GRAVITY, EARTH, WIND, THERMAL, COMBUSTION, AND MISCELLANEOUS LOADS DURING CONSTRUCTION.
- L. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.
- M. UNLESS OTHERWISE NOTED THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS TO THE ENGINEER. DESIGN DOCUMENTS SHALL NOT BE REPRODUCED AS SHOP DRAWINGS.
- N. IN CASE OF INTERFERENCE CONSTRUCTION COMPLICATIONS OR DISCREPANCIES, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.
- O. ALL REQUIRED TESTING REPORTS SHALL BE AVAILABLE AT THE JOB SITE.
- P. ASBESTUS DRAINAGES OF ROADWAYS, STORM DRAINS, SANITARY SEWER AND WATER LINES, FIELD APPROVAL BY THE ENGINEER, AND ALL APPLICABLE BONDS ARE REQUIRED PRIOR TO ANY ACCEPTANCE BY THE OWNER.
- Q. CONTRACTOR SHALL MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL EXISTING BUILDINGS THROUGHOUT CONSTRUCTION UNLESS APPROVAL FOR SERVICE INTERRUPTION IS OBTAINED FROM THE OWNERS IN ADVANCE.
- R. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND ASSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVED. DISCREPANCIES NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO A DRAWING.
- S. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUES.
- T. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
- U. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS, LIGHTS, ETC.
- V. THE CONTRACTOR ACKNOWLEDGES AGREES THAT THE WORK IS ENTIRELY AT HIS RISK, UNTIL THE SITE IS ACCEPTED, AND HE WILL BE RESPONSIBLE FOR THE COST OF THE WORK. THE CONTRACTOR WILL INDEMNIFY THE OWNER & OWNER'S REPRESENTATIVE FROM LIABILITY AT THE SITE THROUGHOUT THE CONSTRUCTION PROCESS.
- W. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO SIGNAGE, SIDEWALKS, STREETS, BLASTING, PUBLIC INFRASTRUCTURE, STORMWATER REGULATIONS, ETC.
- X. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING AND BE RESPONSIBLE FOR THE SAME.
- Y. REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK AND SHALL BEAR THE COST OF REPLACING SAME.
- Z. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.

**DEMOLITION INFORMATION:**

**1. NOTIFICATIONS**

THE CONTRACTOR SHALL NOTIFY THE OWNER AND CITY INSPECTORS) 24 HOURS PRIOR TO ANY DEMOLITION OR CONSTRUCTION.

**2. DISPOSAL GUIDELINES**

- A. ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE.
- B. REMOVE EXISTING PAVED AREAS AS SHOWN INCLUDING DRIVEWAYS, SIDEWALKS, PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, AND ALL MISCELLANEOUS PAVING.
- C. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
- D. ALL DEMOLISHED MATERIAL BECOMES THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.

**3. TREE PROTECTION GUIDELINES**

PROTECT ALL EXISTING TREES NOTED TO REMAIN AND ALL ITEMS TO BE TURNED OVER TO THE OWNER DURING DEMOLITION. TAKE ALL NECESSARY PRECAUTIONS AND PROTECTIVE MEASURES. ANY EXISTING TREES TO BE TURNED OVER TO THE OWNER WHOSE ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. TREES WHICH ARE DAMAGED WILL BE REPLACED OR REIMBURSED AT A RATE TO BE DETERMINED BY THE OWNER.

**4. UTILITIES**

- A. PRIOR TO REMOVING OR ABANDONING ANY UTILITY THE CONTRACTOR SHALL VERIFY THAT NO UTILITIES ARE BEING USED. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY TERMINATION NOT SHOWN ON THE PLANS.
- B. ALL ABANDONED WATER LINES, STORM SEWER PIPE, SANITARY SEWER PIPES, GAS LINES, OR ANY OTHER ABANDONED UNDERGROUND UTILITY SHALL BE ABANDONED IN PLACE UNLESS NOTED OTHERWISE.

**SITE INFORMATION:**

- 1. THE FOLLOWING ARE APPLICABLE TO ALL CIVIL DOCUMENTS.
  - A. WHERE A DETAIL SECTION, TYPICAL SECTION, OR A NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS OTHERWISE NOTED ON THE PLANS.
  - B. EXISTING AND PROPOSED CONTOURS ARE AT ONE (1) FOOT INTERVALS.
  - C. ALL DIMENSIONS ARE TO FACE OF CURBS UNLESS OTHERWISE NOTED.
  - D. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE GIVEN FOR CONFORMANCE WITH THE REQUIREMENTS OF THE TENNESSEE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL, OR TREAT THE SEDIMENT SOURCE.
  - E. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTH BASED ON PROPOSED PIPE SLOPE.

**EROSION AND SEDIMENT CONTROL INFORMATION:**

**1. COMPREHENSIVE**

- A. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
- B. PROVISIONS TO PREVENT EROSION OF SOIL FROM THE SITE SHALL BE AT A MINIMUM IN CONFORMANCE WITH THE REQUIREMENTS OF THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOKS. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL, OR TREAT THE SEDIMENT SOURCE.
- C. FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE STANDARDS SPECIFIED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOKS, CURRENT EDITION.
- D. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL, OR TREAT THE SEDIMENT SOURCE.
- E. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IF IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMMODATE EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN INSTALLING EROSION CONTROL DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- F. THE CONSTRUCTION OF THE SITE WILL COMMENCE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEBRIS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN PERMANENTLY STABILIZED WITH PERMANENT VEGETATION OR ALL ROADWAYS/DRIVES HAVE BEEN PAVED.
- G. CONSTRUCTION EXITS SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY OR EXIT FROM THE SITE AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE AS CONDITIONS WARRANT. REPAIRS AND/OR CLEANUP OF ANY STRUCTURES USED TO TRAP SEDIMENT ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OFF SITE ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. ACCESS POINTS PROTECTED WITH A CONSTRUCTION EXIT SHALL BE OTHERWISE BARRICADED UNTIL THE SITE IS STABILIZED.

**ADA COMPLIANCE:**

- A. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
- B. PRIVATE CURB RAMPS ON THE SIDE/E OUTSIDE PUBLIC STREET RIGHT-OF-WAY SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A SLOPE AND WARNING SURFACE THAT IS FULL WITHIN AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
- C. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEVATIONS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
- D. ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- E. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ACCESSIBLE SIDEWALK. ACCESSIBLE PARKING SPACES, ACCESSIBLE ASLE, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 0.3 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AREAS SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
- F. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PAVING AND BE RESPONSIBLE TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PRESENT TO THE CONTRACTOR. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL FORM SEWER PIPE, STRUCTURES, WATER QUALITY STRUCTURES, AND DETENTION STRUCTURES FOR ENGINEER AND OWNER APPROVAL PRIOR TO ORDERING MATERIALS.

**CONCRETE INFORMATION (SITE WORK ONLY):**

**1. PRODUCT CRITERIA**

- A. UNLESS OTHERWISE NOTED, CEMENT SHALL BE TYPE I OR II CONFORMING TO ASTM C 150. AGGREGATES SHALL BE NORMAL WEIGHT CONFORMING TO ASTM C33.
- B. CONCRETE SHALL CONFORM TO A0 BUILDING CODE 918-89, UNLESS NOTED OTHERWISE. CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 P.S.I.
- C. SLUMP SHALL BE 7" TO 9" FOR REGULAR MIX. LARGER SLUMP SHALL BE PERMITTED WITH WATER REDUCING ADMIXTURES AND WRITTEN CONSENT OF THE ENGINEER.
- D. THE RELATIONSHIP BETWEEN MAXIMUM AGGREGATE SIZE TO MINIMUM AMOUNT OF CEMENT IN CONCRETE VARIATION (L.B. PER CY OR M3) SHALL BE AS FOLLOWS: 1" - 50, 3/4"- 40, 1/2" - 30, 3/8" - 20.

**2. CURING CRITERIA**

- A. CONCRETE CURING SHALL COMPLY WITH ACI 308. CURING PROCEEDURE SHALL START IMMEDIATELY FOLLOWING INITIAL SET. CURING SHALL BE BY CURING COMPOUND.
- B. CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED IN ACCORDANCE WITH ACI 308.18 TABLE 4.1.1. NORMAL WEIGHT CONCRETE SLABS SHALL HAVE AIR CONTENT IN ACCORDANCE WITH ACI 308.18-89 TABLE 5.2.7A.
- C. HOT WEATHER CONCRETING SHALL COMPLY WITH ACI 305. NO CONCRETE ABOVE 90 DEGREES FAHRENHEIT SHALL BE Poured. LOWER CONCRETE TEMPERATURE BY COOLING WATER AND AGGREGATE. FORMS, STEEL, AND SUBGRADE SHALL BE SPRINKLED WITH COLD WATER. AFTER FINISHING CONCRETE USE LIGHT FOOL SPRAY UNTIL CURING COMPOUND IS USED.
- D. COLD WEATHER CONCRETING SHALL COMPLY WITH ACI 308. SPECIAL MATERIAL PROCEDURES SHALL BE PROVIDED DURING PLACING AND CURING OF CONCRETE BELOW 40 DEGREES FAHRENHEIT.
- E. CURING, HOT, AND COLD WEATHER CONCRETING PROCEDURES ARE ONLY GIVEN AS A GUIDE. IT IS THE CONCRETE RESPONSIBILITY TO PREVENT CONCRETE DAMAGE AND CRACKS. DAMAGED OR CRACKED CONCRETE WILL NOT BE ACCEPTED.

**REINFORCING STEEL INFORMATION (SITE WORK ONLY):**

**1. PRODUCT CRITERIA**

- A. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60 AND GRADE 40 FOR #3 AND SMALLER SIZES. MINIMUM LAP 48" DIAMETER.
- B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. MINIMUM LAP SHALL BE 6".
- C. CONCRETE WHERE THAT IS WELDED SHALL BE WELDABLE TYPE AND CONFORM TO ASTM A108.

**PAVEMENT INFORMATION:**

**1. PAVEMENT**

- A. ALL MATERIALS EQUIPMENT METHODS OF CONSTRUCTION, AND WORKMANSHIP SHALL CONFORM TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION, TDOT, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.
- B. SEE PAVEMENT DETAILS ON CONSTRUCTION DOCUMENTS FOR SPECIFIC DESIGN INFORMATION AND REQUIREMENTS.
- C. ALL CURBS AND GUTTER TO BE 24" AND CONSTRUCTED OF 3000 P.S.I. CONCRETE UNLESS OTHERWISE NOTED.
- 2. **SEWING AND STRIPING:**
  - A. SIGNING AND STRIPING TO BE PROVIDED BY THE CONTRACTOR ACCORDING TO THE DRAWINGS AND SPECIFICATIONS.
  - B. ALL PAVEMENT MARKINGS SHALL CONFORM TO CURRENT MUTCD STANDARDS. ALL PAVEMENT MARKINGS ON PRIVATE PROPERTY SHALL BE PAINT, UNLESS NOTED OTHERWISE. ALL PAVEMENT MARKINGS ON PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC, UNLESS NOTED OTHERWISE.

**STORM SEWER NOTES:**

- 1. REINFORCED CONCRETE PIPE SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED WITH BELL-LAND-SPIGOT AND GASKETED JOINTS WITH ASTM C 443 RUBBER GASKETS.
- 2. FILL HEIGHTS OVER 13' REQUIRE CLASS V RCP STORM PIPE.
- 3. STORM INLETS SHALL BE PRECAST IN ACCORDANCE WITH METRO NASHVILLE PUBLIC WORKS SPECIFICATIONS WHICH MEET OR EXCEED ASTM C 39.
- 4. ALL MANHOLE FRAMES AND COVERS ARE TO BE PER METRO NASHVILLE PUBLIC WORKS STANDARD DETAIL FOR DIMENSIONS AND MATERIALS AND AS BELOW IF NOT OTHERWISE INDICATED: FERRUGINOUS J-ANCH (60-80) 8" BY 12" TO 120-105" TO 225-80" RISE WITH 4-INCH (20-AM) 1/2" MINIMUM WIDTH FLANGE AND 3/4-INCH (60-AM) DIAMETER COVER. INCLUDE INCIDENTS TOP DESIGN WITH LETTERING CAST INTO COVER, USING WORKING EQUIVALENT TO "STORM SEWER".
- 5. MATERIAL: GRAY IRON ASTM A88 CLASS 30 UNLESS OTHERWISE INDICATED.
- 6. ALL HOPE PIPE SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE SMOOTH INTERIOR PIPE. HOPE SHALL CONFORM TO ASTM D3516 WITH 10' TIGHT JOINTS.
- 7. ALL HOPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND AASHTO SECTION 3.
- 8. CONTRACTOR TO PROVIDE AND INSTALL MANUFACTURER RECOMMENDED FITTINGS ON RCP CONNECTIONS TO HOPE STRUCTURES.
- 9. REFER TO PERI CHART FOR CASTINGS TYPES, INSTALLED REDUCERS AS NECESSARY PER MANUFACTURER'S SPECIFICATIONS TO ACCOMMODATE LARGER LINE SIZES.
- 10. FOLLOW CONSTRUCTION PLANS AND MANUFACTURER DETAILS, SPECIFICATIONS, AND INSTALLATION INSTRUCTIONS AS EXCEED WITHIN THE PLANS AND PROVIDED BY THE MANUFACTURER FOR THE INSTALLATION OF WATER QUALITY AND DETENTION SYSTEMS.
- 11. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM SEWER PIPE, STRUCTURES, WATER QUALITY STRUCTURES, AND DETENTION STRUCTURES FOR ENGINEER AND OWNER APPROVAL PRIOR TO ORDERING MATERIALS.

**CLEARING AND GRUBBING:**

- A. DO NOT EXCEED CLEARING AND GRUBBING LIMITS OF CONSTRUCTION LINES INDICATED ON THE PLANS.
- B. ALL AREAS OUTSIDE THE LIMITS OF CONSTRUCTION LINE SHALL NOT BE CROSSED BY HEAVY EQUIPMENT OR USED FOR STORING HEAVY EQUIPMENT OR MATERIALS.
- C. NO EQUIPMENT SHALL BE STORED UNDER THE DROP LINE OF TREES TO REMAIN.
- D. DO NOT FALL ANY TREES OR PUMP PILES OF DEBRIS AGAINST ANY TREES TO REMAIN.
- E. REMOVE ALL STUMPS, ROCKS, ASPHALT & CONCRETE DEBRIS, ETC. AND DISPOSE OFF SITE IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS.
- F. CONTACT ALL UTILITY AUTHORITIES WHO HAVE LINES WITHIN THE CLEARING AND GRUBBING LIMITS BEFORE STARTING WORK.
- G. ALL EROSION CONTROL, SEDIMENT BARRIERS, S1 FENCES, AND TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO STARTING CLEARING AND GRUBBING.
- H. AFTER STAKING IS COMPLETED, TREES WITHIN GRADING LIMITS TO BE SAVED WILL BE IDENTIFIED BY THE OWNERS REPRESENTATIVE. FIELD CHANGES TO GRADING PLANS SHALL BE MADE FOR SMOOTH TRANSITION OF GRADES AROUND ALL TREES WHICH REQUIRE TREE REMOVAL WITHIN THE GRADING LIMITS.
- I. ALL CLEARING SHALL BE LIMITED TO AREAS TO BE GRADED WITHIN 15 CALENDAR DAYS.

**GRADING NOTES:**

- A. TOPSOIL SHALL BE STORED ON SITE IN LOCATION APPROVED BY THE OWNERS REPRESENTATIVE. DRAINAGE SHALL ROUTE AROUND THESE TOPSOIL STOCKPILES FOR THE DURATION OF THE GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL PREVENT THE LOSS OF TOPSOIL MATERIAL.
- B. UNSUITABLE SOILS SHALL BE UNIFORMLY SPREAD ABOVE NON-STRUCTURAL FILL AREAS AND COVERED WITH TOPSOIL AND SEEDS.
- C. FILL AREA SHALL BE PROOF-ROLLED WITH RUBBER-TIRED EQUIPMENT WITH A MINIMUM WEIGHT OF FIFTEEN TONS PRIOR TO BEGINNING FILL OPERATIONS. AREAS WHICH ARE SOFT OR UNSTABLE SHALL BE UNSUITABLE UNTIL STABILIZED. SOILS ARE FOUR-PARTY RE-COMPACTED OF THESE SOILS SHALL BE TO 98% MAXIMUM DRY DENSITY AS PER ASTM (STANDARD PROCTOR).
- D. CUT AREA SHALL BE PROOF-ROLLED AFTER FINAL SUBGRADE IS ACHIEVED IN THE SAME MANNER AS FILLED AREAS. SOFT OR UNSTABLE SOILS SHALL BE SCARIFIED TO A DEPTH OF 12" AND RE-COMPACTED TO 98% MAXIMUM DRY DENSITY AS PER ASTM (STANDARD PROCTOR).
- E. ALL GRADING SHALL BE COMPLETED TO THE LEVEL INDICATED BY THE SCOPE OF WORK LISTED IN THE BID QUOTATIONS.
- F. ELEVATIONS SHOWN ON THE PLANS IS THE FINISH GRADE ELEVATION.
- G. GRADING SHALL BE SEQUENCED SO THAT BASE STONE IS PLACED WITHIN 10 CALENDAR DAYS PF ACHIEVING OPTIMUM SUBGRADE COMPACTION.
- H. SOILS TESTING LABORATORY SOILS ENGINEER, CONTRACTOR WILL EMPLOY A QUALIFIED SOILS TEST TESTING LABORATORY ENGINEER TO OBSERVE THIS WORK AND MAKE TESTS AS REQUIRED.
- I. HAVE EARTH BORROW FILL, AGGREGATE, AND TOPSOIL, AND STRUCTURAL FILL TESTED AND APPROVED BY DESIGNATED TESTING LABORATORY BEFORE MOVING IT TO THE JOB SITE.
- J. CONTRACTOR SHALL OBSERVE PROOF-ROLLING OF AREAS WHERE BUILDING AND PAVING WILL BE LOCATED TO DETERMINE ADEQUACY OF SOIL COMPACTION AND INFILTRATE SOILS. OTHER AREAS WILL BE INSPECTED BY SOILS ENGINEER TO DETERMINE ADEQUACY IN THOSE AREAS. IF SOILS ARE NOT ADEQUATE TO BEAR WEIGHTS THAT WILL BE IMPOSED, TESTING LABORATORY WILL OBSERVE AND REPORT CORRECTIVE ACTION PLAN.
- K. TEST INFILTRATE SOIL AND FILLED AND COMPACTED AREAS. IF THESE ARE NOT ADEQUATE TO BEAR WEIGHTS IMPOSED, TESTING LABORATORY WILL ADVISE THE OWNERS REPRESENTATIVE OF THEIR RECOMMENDATIONS. HE WILL DIRECT ANY CORRECTIVE MEASURES THAT ARE NECESSARY.
- L. SOILS COMPACTION TESTING OF INFILTRATE AND FILLED AND COMPACTED AREAS WILL BE PERFORMED BY TESTING LABORATORY IN ACCORDANCE WITH THEIR REQUIREMENTS.
- M. THE SOILS ENGINEERS AND TESTING LABORATORY FEES WILL BE PAID BY THE CONTRACTOR.
- N. APPLICABLE SPECIFICATIONS FOR COMPACTED FILL: THE FOLLOWING CURRENT AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) STANDARDS ARE REFERRED MAKE PART OF THIS PREPARATION:
  - D41-56. DRY PREPARATION OF SOIL SAMPLES FOR GRAN-SIZE ANALYSIS AND DETERMINATION OF SOIL CONSTANTS
  - D422-63. STANDARD METHOD OF PARTICLE SIZE ANALYSIS OF SOILS
  - D1463-04. METHOD OF TEST FOR AMOUNT OF MATERIAL IN SOILS FINER THAN NO.200 SIEVE
  - D698. METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT
  - D1557. STANDARD TEST METHOD FOR MOISTURE-DENSITY RELATIONS OF SOILS AND SOIL-AGGREGATE MIXTURES USING 10 LB. (4.54-KG) RAMMER AND 18-INCH (467 MM) DROP
  - D6978. METHOD FOR FIELD COMPACTION CHARACTERISTICS OF SOILS USING 10 LB. (4.54-KG) RAMMER AND 18-INCH (467 MM) DROP
- O. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL LOCATIONS UNLESS OTHERWISE NOTED.
- P. CONTRACTOR SHALL REVIEW THE SITE SPECIFIC GEOTECHNICAL REPORT PRIOR TO COMMENCING WITH GRADING OPERATIONS. WHERE CONFLICTS BETWEEN THE GRADING NOTES AND GEOTECHNICAL REPORT EXIST, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
- Q. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING WITH LOAD TICKETS, PHOTO DOCUMENTATION, LOG BOOK, AND/OR VIDEO RECORDING OF NECESSARY VERIFICATION OF THE INSTALLATION OF STORMWATER BEST MANAGEMENT PRACTICES REQUIRED BY THE LOCAL GOVERNMENT. LOAD TICKETS SHALL BE SUBMITTED TO THE ENGINEER AND UTILITY PLANS HAVING BEEN PREPARED BY A QUALIFIED LAND SURVEYOR ARE REQUIRED TO BE SUBMITTED TO ALL AGENCIES WITHIN THE JUDICIAL DISTRICT OF THE PROJECT FOR VERIFICATION OF DESIGN INTENT. ANY MODIFICATIONS TO THE GRADING AND UTILITY SYSTEMS REQUIRED BY THE LOCAL GOVERNMENT SHALL BE APPROVED BY THE OWNER AND ENGINEER ARE THE RESPONSIBILITY OF THE CONTRACTOR.

**Kimley»Horn**  
10 Lee Avenue, Suite 400 Nashville, TN 37210  
Main: 615.259.3800  
Fax: 615.259.3801  
www.kimley-horn.com

**SELF-STORAGE EXPANSION  
PLATINUM STORAGE GROUP**  
CITY OF SPRING HILL, TENNESSEE



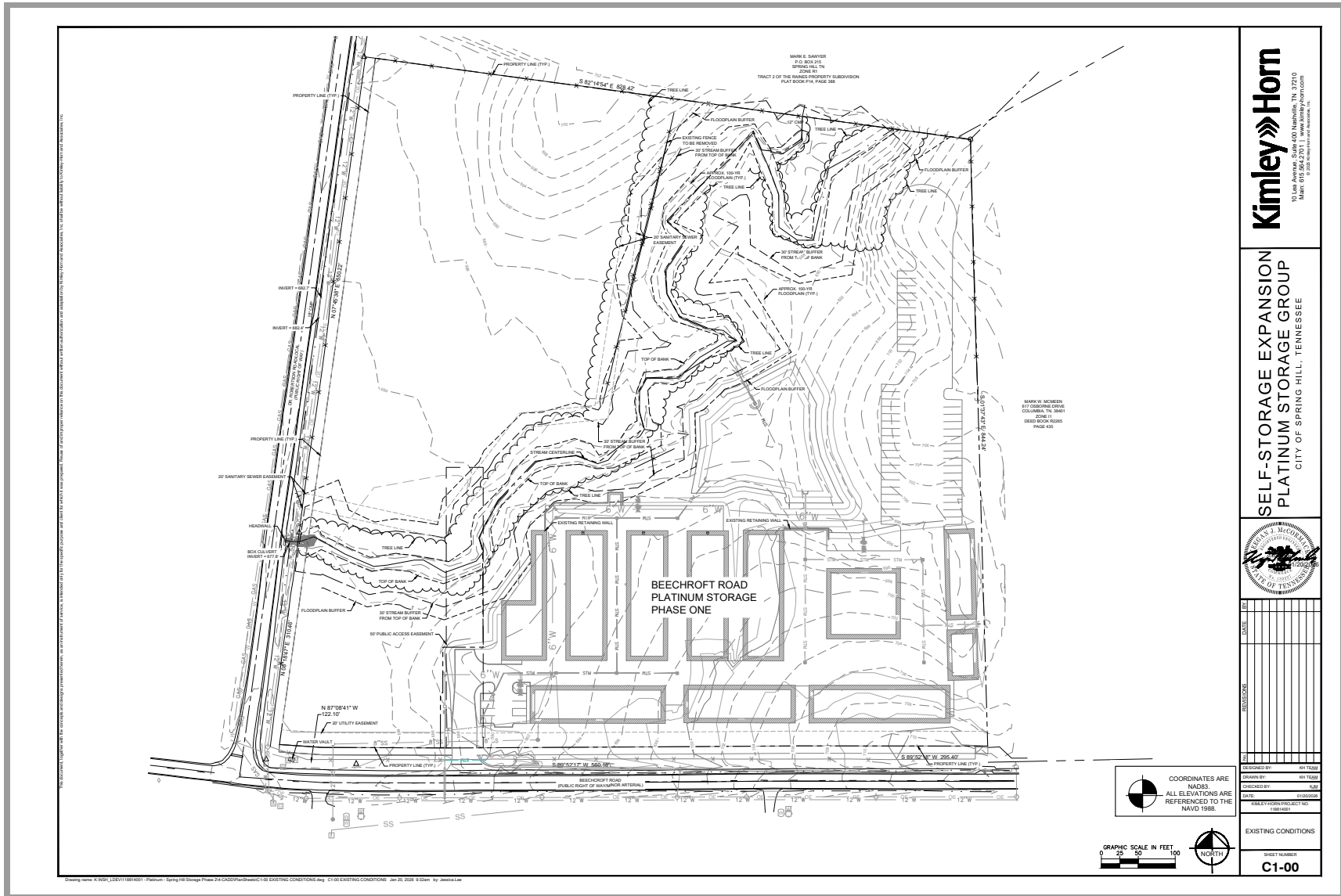
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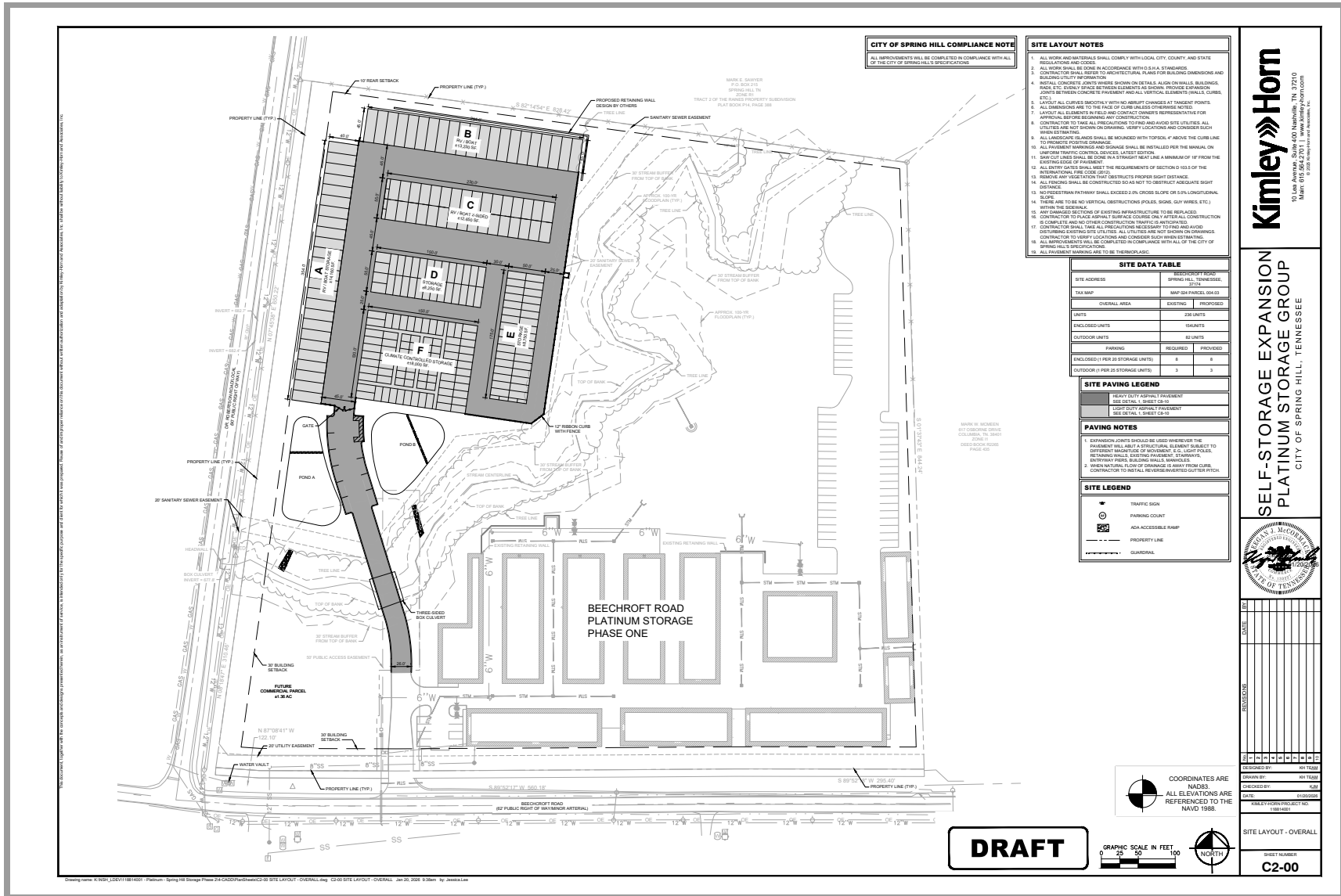
COORDINATES ARE NAD83  
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988

**DRAFT**

GENERAL NOTES  
SHEET NUMBER  
**C0-01**

Drawing Name: K:\SP1\_120711\101101 - Planning - Spring Hill Storage Phase 2\02020\DWG\CADD\CADD\C01\_GEMBA\_NOTES.dwg, C:\01\_GENERAL\_NOTES.dwg, 08/20/2025 9:58am by: jsmith.jax





**Kimley»Horn**  
 10 Lois Avenue, Suite 400 Nashville, TN 37203  
 Main: 615.259.4444 Fax: 615.259.4445  
 www.kimleyhorn.com

**SELF-STORAGE EXPANSION  
 PLATINUM STORAGE GROUP**  
 CITY OF SPRING HILL, TENNESSEE



















**GARDCO** Site and Area  
OptiForm  
Opti-Modular

General OptiForm site and area luminaires are available in three sizes, small, medium and large, making them the most compact luminaire. OptiForm luminaires up to 30 units per foot. Great optical distribution are available, suitable for a range of outdoor lighting applications. OptiForm features a unique mounting system with a two-point mounting for faster installation. Mounting systems include a standard one, two, and three-point mounting. Service Tag is a standard feature with every OptiForm luminaire, providing maintenance or light level assistance throughout the life of the product.

**Ordering guide**

Model	Length	Height	Weight	Power	Beam Spread	Mounting	Notes
OPF-M-100	100"	10"	100 lbs	100W	120°	Standard	
OPF-M-150	150"	10"	150 lbs	150W	120°	Standard	
OPF-M-200	200"	10"	200 lbs	200W	120°	Standard	

**Specifications**

Category	Item	Value
General	Material	Aluminum
	Finish	Black
	Weight	100 lbs
	Height	10"
Electrical	Power	100W
	Voltage	120V
	Frequency	60Hz
	Beam Spread	120°

Interact

**OPF-M OptiForm medium**  
Site & area luminaire

Dimensions  
OptiForm Medium  
Height: 10" (254mm)  
Length: 100" (2540mm)

OptiForm Medium  
Height: 10" (254mm)  
Length: 100" (2540mm)

OptiForm Medium  
Height: 10" (254mm)  
Length: 100" (2540mm)

OptiForm Medium  
Height: 10" (254mm)  
Length: 100" (2540mm)

**Stonco** Wall mount  
LytePro  
LW16 medium wall sconce

Stonco LytePro LED medium wall sconce LW16 features outstanding color rendering, excellent beam spread, and excellent performance. The beam spread is adjustable, allowing you to choose the beam spread that best suits your application. The beam spread is adjustable, allowing you to choose the beam spread that best suits your application. The beam spread is adjustable, allowing you to choose the beam spread that best suits your application.

**Ordering guide**

Part	Length	Height	Weight	Power	Beam Spread	Mounting	Notes
LW16-M-100	100"	10"	100 lbs	100W	120°	Standard	
LW16-M-150	150"	10"	150 lbs	150W	120°	Standard	
LW16-M-200	200"	10"	200 lbs	200W	120°	Standard	

**Specifications**

Category	Item	Value
General	Material	Aluminum
	Finish	Black
	Weight	100 lbs
	Height	10"
Electrical	Power	100W
	Voltage	120V
	Frequency	60Hz
	Beam Spread	120°

**LW16 LytePro**  
LED medium wall sconce

Dimensions  
LytePro Medium  
Height: 10" (254mm)  
Length: 100" (2540mm)

LytePro Medium  
Height: 10" (254mm)  
Length: 100" (2540mm)

LytePro Medium  
Height: 10" (254mm)  
Length: 100" (2540mm)

LytePro Medium  
Height: 10" (254mm)  
Length: 100" (2540mm)

**Stonco** Wall mount  
LytePro  
LW32 large wall sconce

Stonco LytePro LED large wall sconce LW32 features outstanding color rendering, excellent beam spread, and excellent performance. The beam spread is adjustable, allowing you to choose the beam spread that best suits your application. The beam spread is adjustable, allowing you to choose the beam spread that best suits your application. The beam spread is adjustable, allowing you to choose the beam spread that best suits your application.

**Ordering guide**

Part	Length	Height	Weight	Power	Beam Spread	Mounting	Notes
LW32-L-100	100"	10"	100 lbs	100W	120°	Standard	
LW32-L-150	150"	10"	150 lbs	150W	120°	Standard	
LW32-L-200	200"	10"	200 lbs	200W	120°	Standard	

**Specifications**

Category	Item	Value
General	Material	Aluminum
	Finish	Black
	Weight	100 lbs
	Height	10"
Electrical	Power	100W
	Voltage	120V
	Frequency	60Hz
	Beam Spread	120°

**LW32 LytePro**  
LED large wall sconce

Dimensions  
LytePro Large  
Height: 10" (254mm)  
Length: 100" (2540mm)

LytePro Large  
Height: 10" (254mm)  
Length: 100" (2540mm)

LytePro Large  
Height: 10" (254mm)  
Length: 100" (2540mm)

LytePro Large  
Height: 10" (254mm)  
Length: 100" (2540mm)

**Kimley»Horn**  
165 East Avenue, Suite 400, Nashville, TN 37203  
Main: 615.255.0111 | Fax: 615.255.0112  
www.kimleyhorn.com

**PLATINUM SELF-STORAGE**

DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

DESIGNED BY: SECCO LIGHTING

CHECKED BY: KEATY HORN

DATE: \_\_\_\_\_

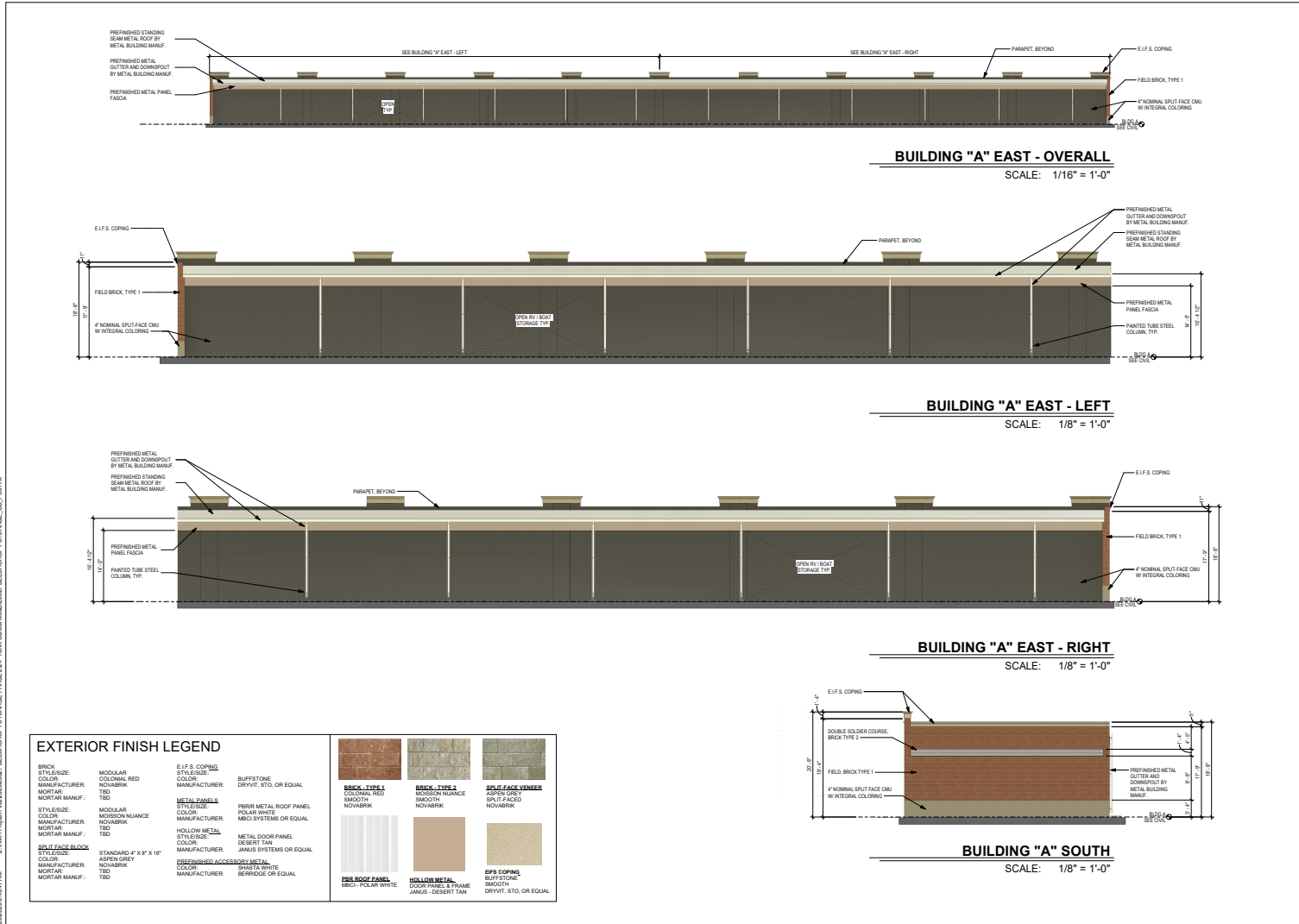
PHOTOMETRICS

LO-08



**H M H A**  
 H. Michael Hindman  
 Architects, P.C.

1001 Peachtree Circle, Suite 100  
 Marietta, Georgia 30067  
 770.429.9100  
 www.hmha.com



**STORELOCAL - BEECHCROFT**  
 SPRING HILL, TN  
 A DEVELOPMENT OF:  
**PLATINUM STORAGE GROUP**

HMH Job Number  
 25027

Drawn By  
 KLT

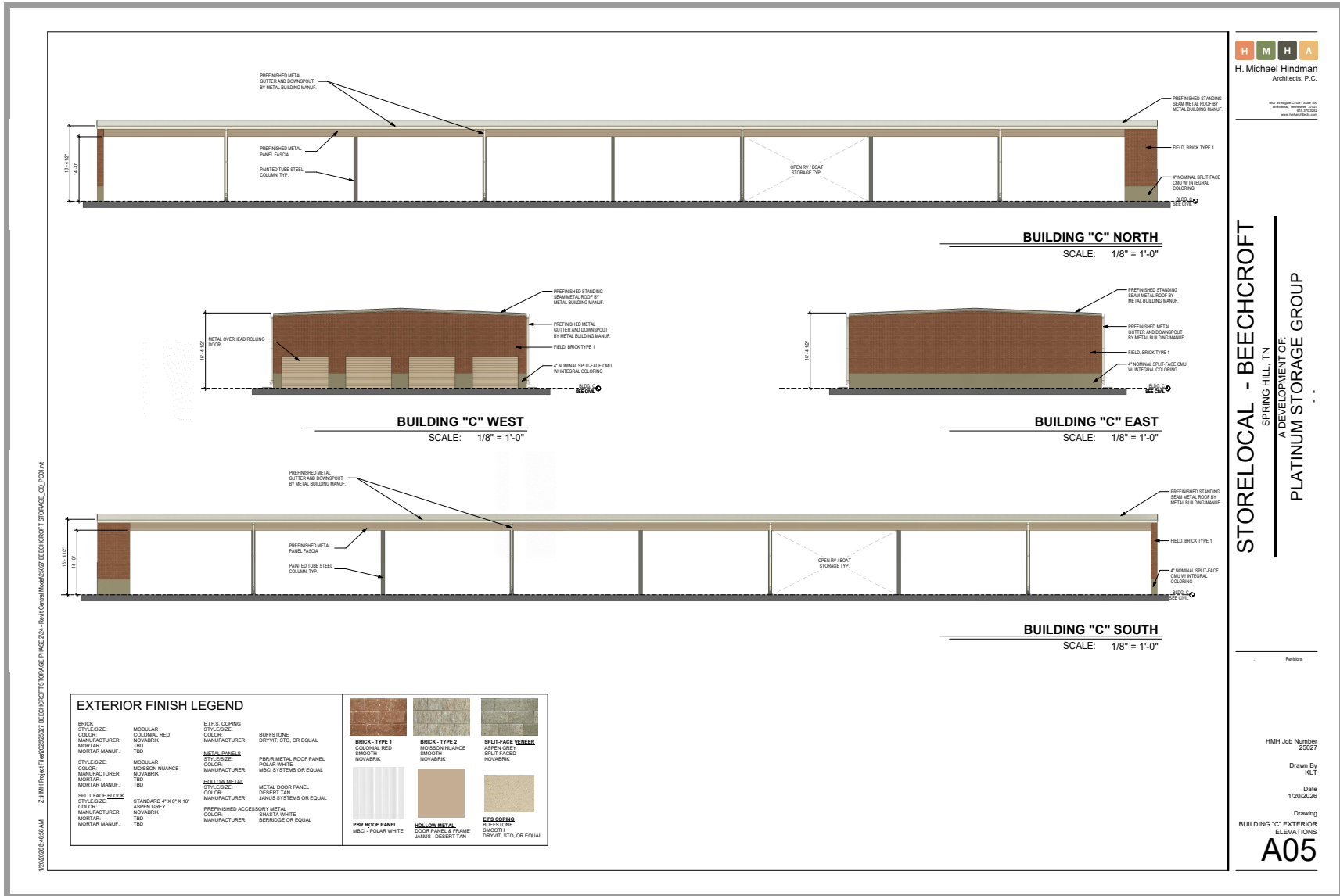
Date  
 1/20/2026

Drawing  
 BUILDING "A" EXTERIOR  
 ELEVATIONS  
**A02**









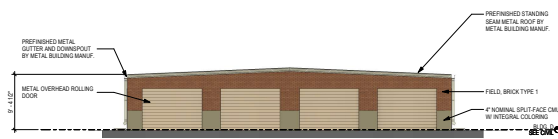


H. Michael Hindman  
Architects, P.C.

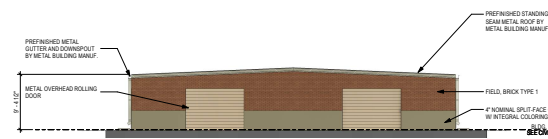
1001 Peachtree Circle, Suite 1000  
Marietta, Georgia 30067  
(770) 575-1000  
www.hmh.com



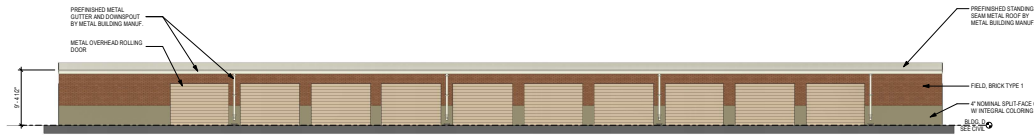
**BUILDING "D" NORTH**  
SCALE: 1/8" = 1'-0"



**BUILDING "D" WEST**  
SCALE: 1/8" = 1'-0"



**BUILDING "D" EAST**  
SCALE: 1/8" = 1'-0"



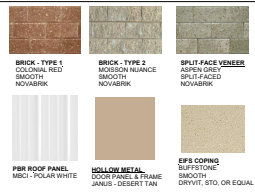
**BUILDING "D" SOUTH**  
SCALE: 1/8" = 1'-0"

**STORELOCAL - BEECHCROFT**  
SPRING HILL, TN  
A DEVELOPMENT OF:  
**PLATINUM STORAGE GROUP**

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**EXTERIOR FINISH LEGEND**

<b>BRICK</b> STYLE/SIZE: COLOR: MANUFACTURER: MORTAR: MORTAR MANUF.:	<b>MODULAR</b> COLOR: MANUFACTURER: MORTAR: MORTAR MANUF.:	<b>E.I.F.S. COPING</b> STYLE/SIZE: COLOR: MANUFACTURER:	<b>BUFFSTONE</b> DRYVIT, STO, OR EQUAL:
<b>STYLE/SIZE:</b> COLOR: MANUFACTURER: MORTAR: MORTAR MANUF.:	<b>MODULAR</b> COLOR: MANUFACTURER: MORTAR: MORTAR MANUF.:	<b>METAL PANELS</b> STYLE/SIZE: COLOR: MANUFACTURER: MORTAR: MORTAR MANUF.:	<b>PBR/METAL ROOF PANEL</b> STYLE/SIZE: COLOR: MANUFACTURER: MORTAR: MORTAR MANUF.:
<b>SPILT FACE BLOCK</b> STYLE/SIZE: COLOR: MANUFACTURER: MORTAR: MORTAR MANUF.:	<b>STANDARD 4" X 8" X 16"</b> STYLE/SIZE: COLOR: MANUFACTURER: MORTAR: MORTAR MANUF.:	<b>HOLLOW METAL</b> STYLE/SIZE: COLOR: MANUFACTURER: MORTAR: MORTAR MANUF.:	<b>METAL DOOR PANEL</b> STYLE/SIZE: COLOR: MANUFACTURER: MORTAR: MORTAR MANUF.:
		<b>PREFINISHED ACCESSORY METAL</b> STYLE/SIZE: COLOR: MANUFACTURER:	



Revisions

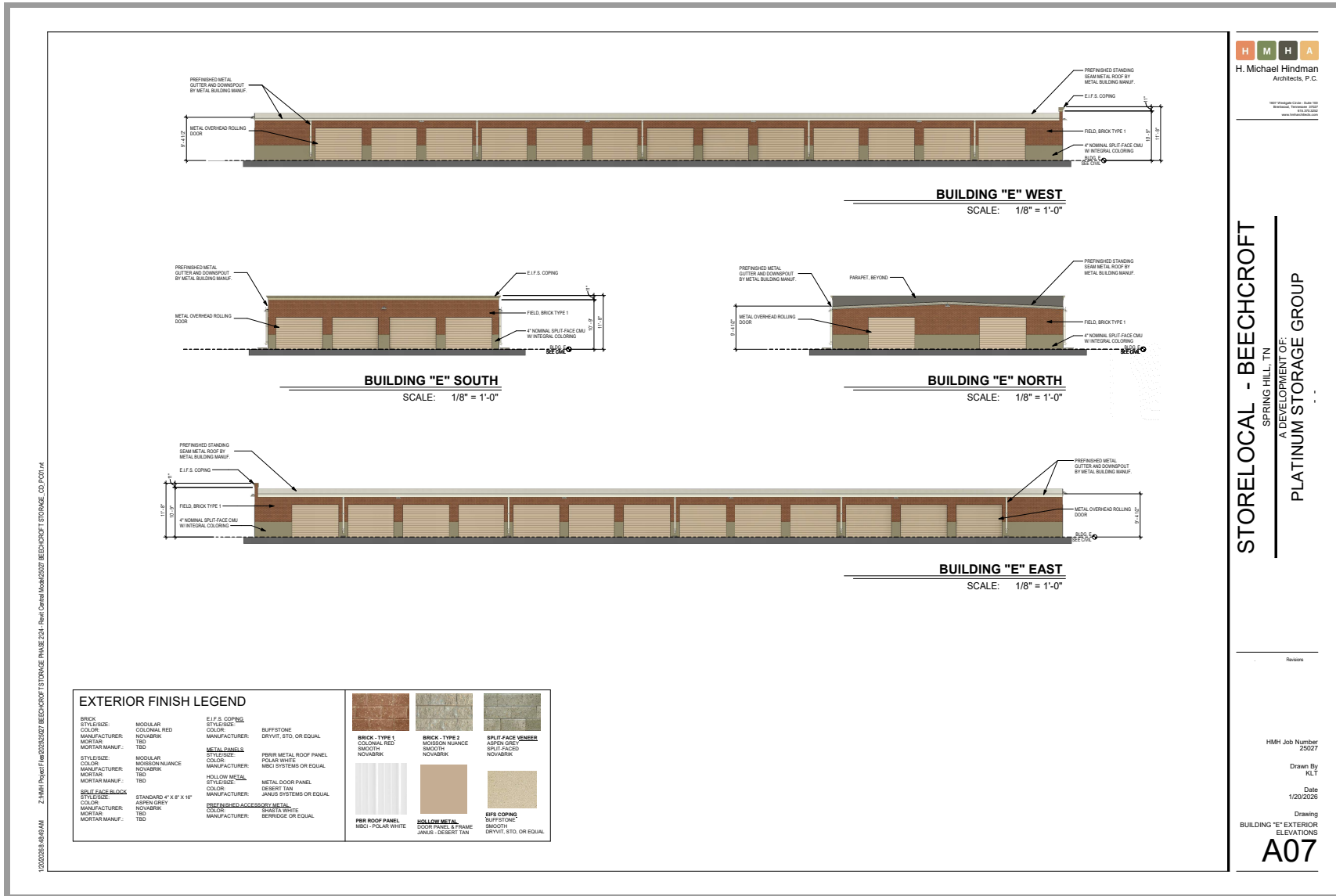
HMH Job Number  
25027

Drawn By  
KLT

Date  
1/20/2026

Drawing  
BUILDING "D" EXTERIOR  
ELEVATIONS

**A06**



**H M H A**  
H. Michael Hindman  
Architects, P.C.  
1001 Peachtree City, Suite 100  
Peachtree City, GA 30629  
www.hmha.com

**STORELOCAL - BEECHCROFT**  
SPRING HILL, TN  
A DEVELOPMENT OF:  
**PLATINUM STORAGE GROUP**

Revisions

HMH Job Number: 25027  
Drawn By: KLT  
Date: 1/20/2026  
Drawing: BUILDING "E" EXTERIOR ELEVATIONS  
**A07**





January 13, 2026

Mr. Gilles Morin, AICP  
City of Spring Hill  
Development Services  
8060 Station Hill Dr.  
Spring Hill, TN 37174

**RE: *Certification of Zero Sewer Demand – Platinum Storage***

Mr. Morin,

On behalf of the referenced project, this letter serves as a professional engineering certification regarding sanitary sewer demand associated with the proposed self-storage expansion.

I hereby certify that the proposed expansion will generate zero (0) additional sanitary sewer demand. The project does not include any increase in plumbing fixtures, change in use, or any other modification that would result in additional wastewater generation beyond current conditions.

Any proposed water service associated with this expansion is limited solely to fire protection purposes. No domestic water service is proposed, and no connection to the sanitary sewer system is required as part of this project.

Based on my review, the existing sanitary sewer demand will remain unchanged as a result of this proposed expansion.

Please feel free to contact me if additional information or clarification is required.

Sincerely,



Keegan McCormack, PE  
Tennessee Professional Engineer No. 130227  
615.200.8972  
keegan.mccormack@kimley-horn.com

kimley-horn.com

10 Lea Avenue, Suite 400, Nashville, TN 37210

615 564 2701

## Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Gilles Morin, Senior Planner  
MEETING: January 26, 2026  
SUBJECT: ADM 1973-2025 (2981 Stewart Campbell Pointe - Easement Vacation)

**ADM 1973-2025:** Submitted by Andrew Kozlowitz for 2981 Stewart Campbell Pointe. The property is located on the south side of Stewart Campbell Pointe, east of Kidman Lane, known as Lot 237 of the Cherry Grove Addition Subdivision, Phase 5. The property is zoned R-2, Single-Family District, and is approximately 0.249 acres.

**Request:** The applicant requests the City to vacate a portion of the drainage easement along the rear (southern portion) of the property from 20 feet to 10 feet. The Planning Commission's role in this request is to forward a recommendation to the Board of Mayor and Alderman (BOMA), as the easement has already been dedicated to the City and may only be vacated or reduced by BOMA action.

**Property description and history:** The property is located in the Cherry Grove neighborhood and is developed with a single-family home. The property owner submitted a building permit to install a swimming pool and deck at the rear of the property. Upon review of the information submitted by the property owner, staff found that the pool was proposed to be constructed outside the existing drainage easement. A permit for the pool was subsequently issued. The purpose of this easement is to protect the path of stormwater flows during significant rain events and to provide the City with adequate access to maintain or repair existing drainage structures supporting the stormwater network for the entire neighborhood. However, after further research staff discovered the information submitted by the applicant labeled a 10' Drainage Easement when it was actually 20'. The Codes Division stopped work on the proposed pool until an evaluation of the entire neighborhood was conducted related to drainage. Staff concluded the applicant could finish installation of the pool. It was agreed the applicant would submit this application to reduce the Drainage Easement.

**Discussion:** Development Services staff coordinated with Public Works staff to evaluate the potential for reducing the drainage easement on the subject property in order to create a path forward for the property owner to continue to install the swimming pool. Public Works staff determined that, due to another drainage easement dedicated on the adjoining properties to the south, the drainage easement on the subject property could be reduced to 10 feet without creating stormwater or maintenance access issues.

There are no known negative impacts to the neighborhood's drainage system at this point. Staff will continue to monitor the situation and update as needed.

**Summary:** The applicant met with staff to discuss this application on January 14, 2026. There were no additional items that need to be addressed.



Andrew Kozlowitz  
2981 Stewart Cambell Pt  
Spring Hill, TN 37174

RE: Letter of Request of PUDE Abandonment (Adjustment)

To whom it may concern:

This letter is to serve as my request for a PUDE adjustment in the rear of our lot to 10 feet. Per Williamson County, our rear PUDE is 20'.

On June 7, 2025 our swimming pool contractor requested a plot plan from the City permit office. The City sent a non-surveyed plot plan indicating 10' PUDE in the rear. Our contractor drafted plans to accommodate the City's Unified Development Code and adhered to regulations. Additionally, these plans were stamped by a licensed surveyor, sent to the City for approval and for the request of issuance of a building permit for the pool.

The City approved the plans provided, and issued a permit. After construction began, it was determined by the City that the actual PUDE was 20' and not 10' as originally indicated or confirmed by the surveyor. At this time the pool was installed and plumbing/electrical was completed. A stop order was issued, and work halted for 30 days. On September 19, the City issued a resume order on the work so we could restore our property and complete hardscapes around the pool.

We are requesting a PUDE allowance be made in the rear of our property to 10' from the 20' originally indicated by the County so that we are in non-violation.

If we had known that the PUDE was 20' from the start of the project despite the plot plan provided and the surveyor confirming (incorrectly), we would have not installed the pool.

We need an allowance of this abandonment to be in compliance, as we have followed the process and worked closely with the City's officials to resolve this matter.

Sincerely,

Andrew Kozlowitz

Proof of Ownership

This Instrument Prepared by and Return to:  
Bell & Alexander Title Services, Inc.  
8110 Isabella Lane, 2nd Floor  
Brentwood, TN 37027

STATE OF TENNESSEE  
COUNTY OF Williamson

Actual consideration or value, whichever is greater is \$940,000.00.



Affiant \_\_\_\_\_

Subscribed and sworn before me this the  
8th day of May, 2025.

Notary Public  
My Commission expires: 9/20/25

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Andrew S. Kozlowitz	<u>Neighborhood Mortgage, Inc</u>	166A F 009.00
2981 Stewart Campbell Point	<u>1835 Lockberry Dr. Ste 306</u>	
Spring Hill, TN 37174	<u>Alpharetta, GA 30004</u>	

For and in consideration of the sum of ten and no/100 dollars (\$10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JEREMY HOLDERFIELD AND ANNIE HOLDERFIELD TRUSTEES OF THE HOLDERFIELD LIVING TRUST DATED NOVEMBER 29, 2022 AND THOMAS UNDERWOOD, AND JANICE UNDERWOOD, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANDREW S. KOZLOWITZ AND ASHLEY M. KOZLOWITZ, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Williamson County, State of Tennessee, described as follows:

Land in Williamson County, Tennessee, being Lot No. 237, Phase Five, Cherry Grove Addition, of record in Plat Book P64, page 94, in the Register's Office for Williamson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeremy Holderfield and Annie Holderfield, Trustees of the Holderfield Living Trust dated November 29, 2022, by deed dated 11/29/2022, from Jeremy Holderfield and Annie Holderfield, husband and wife, of record in Book 9162, page 281, Register's Office for said County. (as to their 50% interest)

Also being the same property conveyed to Jeremy Holderfield and Annie Holderfield, husband and wife, AND Thomas Underwood and Janice Underwood, husband and wife, by deed dated 03/28/2017, from Firm Foundation Custom Homes LLC, a Tennessee limited liability company, of record in Book 7037, page 895, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2981 Stewart Campbell Point, Spring Hill, TN 37174.

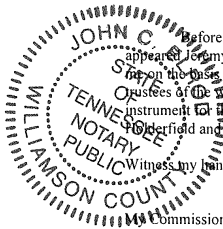
To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 8th day of May, 2025.

[Signature]  
Jeremy Holderfield, Trustee

[Signature]  
Annie Holderfield, Trustee

STATE OF Tennessee  
COUNTY OF Williamson



Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeremy Holderfield and Annie Holderfield, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the trustees of the within named bargainor, a Trust, and that they, as such trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Jeremy Holderfield and Annie Holderfield as such trustee.

Witness my hand and official seal this 8th day of May, 2025.

My Commission Expires:

7/17/28

[Signature]  
Notary Public

[Signature]  
Thomas Underwood

[Signature]  
Janice Underwood

STATE OF TENNESSEE  
COUNTY OF WILLIAMSON

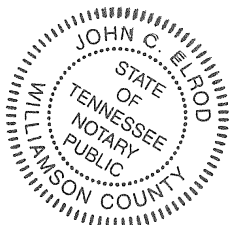
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas Underwood and Janice Underwood, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of May, 2025.

My commission expires:

7/17/28

[Signature]  
Notary Public

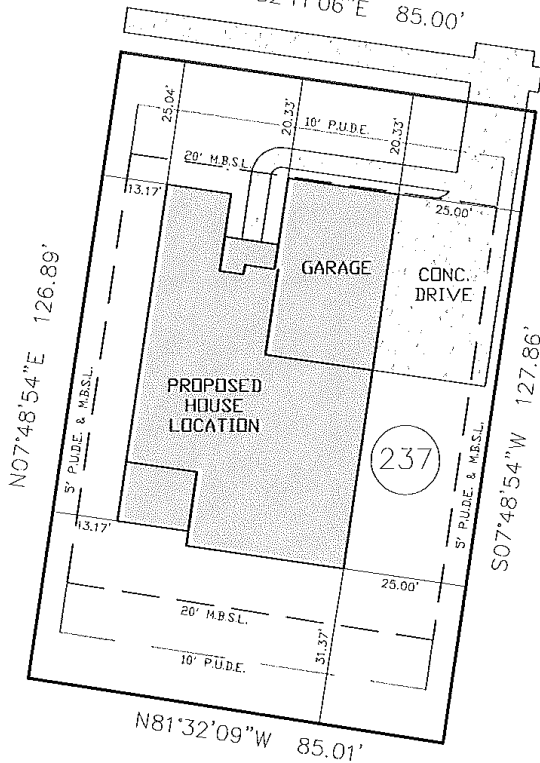


Site plan provided by City 6/9/25



STEWART CAMPBELL PT. (60')

S82°11'06"E 85.00'



238

237

236

NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED THE RECORD PLAT OF PHASE 5, CHERRY GROVE ADDITION.
- 2. THIS IS NOT A GENERAL PROPERTY SURVEY AS DESCRIBED IN THE TENNESSEE RULES AND REGULATIONS FOR LAND SURVEYORS.

LEGEND:

- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- R.O.W.C., TN. REGISTERS OFFICE OF WILLIAMSON CNTY, TN.

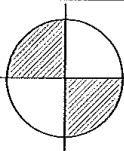
PLOT PLAN FOR LOT 237

PHASE 5 CHERRY GROVE ADDITION

PLAT BOOK 64, PAGE 94, R.O.W.C. TN. CITY OF SPRING HILL, WILLIAMSON COUNTY, TN.

Prepared for: FIRM FOUNDATION CUSTOM HOMES

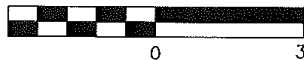
CB  
DL  
10-6-16



HOMELAND SURVEYING

PROFESSIONAL LAND SURVEYING  
(615) 268-9658  
Jakerls2583@gmail.com

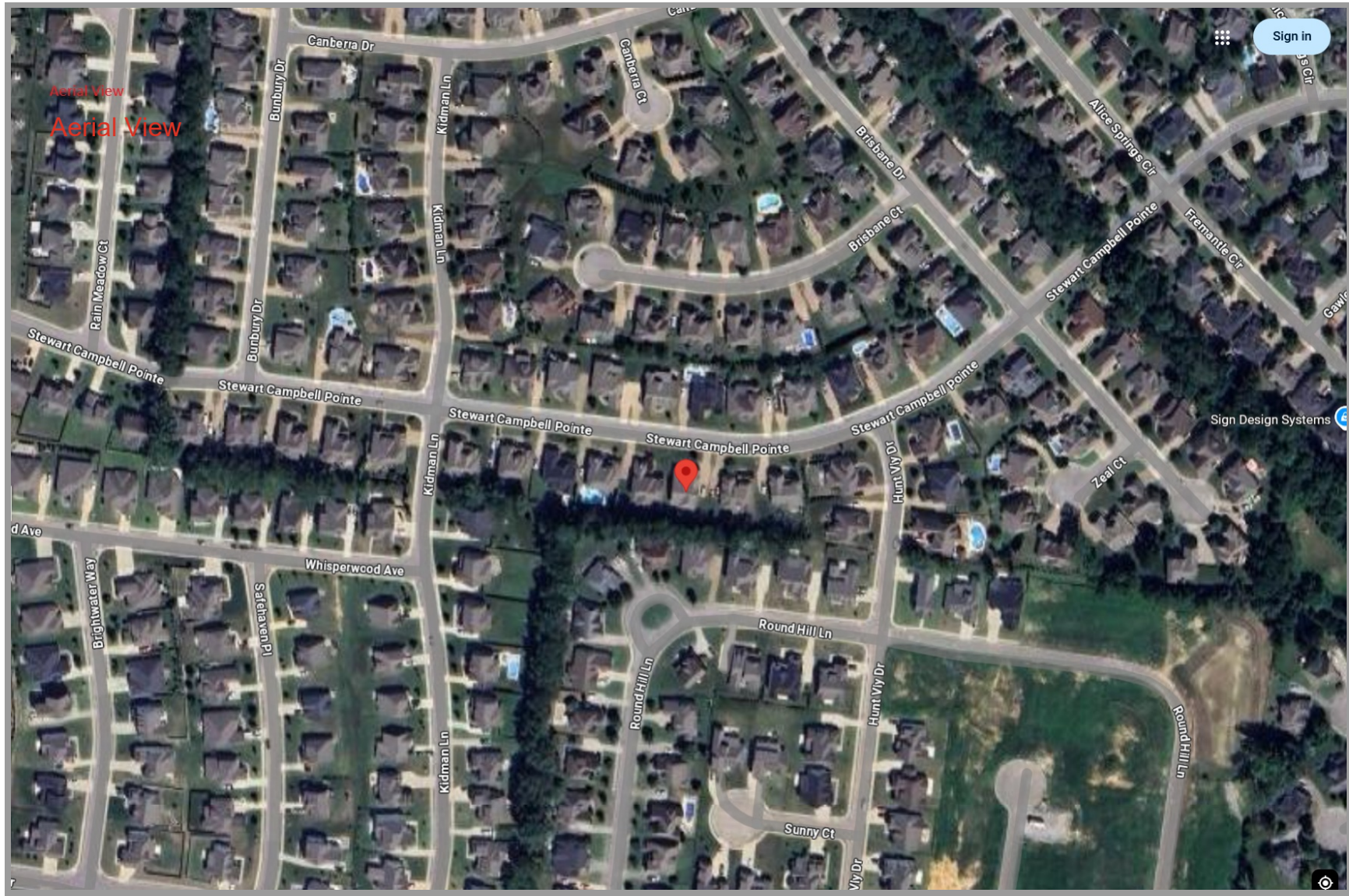
GRAPHIC SCALE 1"=30'



10/03/16









# CITY OF SPRING HILL

199 TownCenter Parkway  
Spring Hill, TN 37174  
931-486-2252 FAX 931-486-3596

**POOL-IN GROUND PERMIT**  
THIS FORM WAS PRINTED ON: 08/06/2025

Permit Number: O-09719-25

Date Issued: 08/06/2025

Project Address: 2981 STEWART CAMPBELL PT 237  
CHERRY GROVE  
SPRING HILL, TN 37174  
Parcel ID:  
Subdivision:

Lot #:  
Block #:  
Zoning:

Owner/Agent: Andrew Kozlowitz  
Address: 2981 STEWART CAMPBELL PT 237 CHERRY  
GROVE  
City: Spring Hill  
State: TN  
Zip: 37174  
Phone: (731) 234-1195

Contractor: Andrew Kozlowitz  
Address: 2981 STEWART CAMPBELL PT 237 CHERRY  
GROVE  
City: Spring Hill  
State: TN  
Zip: 37174  
Phone: (731) 234-1195

Desc of Work: 27x12  
Valuation: \$81544.00  
Project Sq Ft: 0.00

Fee Code	Quantity	Amount
Pool-In Ground	81,544.00	\$417.72
<b>Total</b>		<b>\$417.72</b>

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

\_\_\_\_\_  
(Signature of Contractor or Authorized Agent)

Jeanette M.  
\_\_\_\_\_  
(Approved By)

\_\_\_\_ / \_\_\_\_ / \_\_\_\_  
Date  
8 / 6 / 25  
Date







