



City of Spring Hill

Planning Commission

DATE: March 18, 2020

REQUEST: Release the performance bond and establish a maintenance bond for Cherry Grove Addition Phase 7 Section 1 for sidewalks, street lights, street signs and final topping

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

OVERVIEW:

- A performance bond was established for Phase 7 Section 1 in the amount of \$60,940.00 in November 2017. All improvements have been constructed.
- Roads were final topped in November 2019.

PC ACTION REQUESTED:

- Approve PC Resolution 20-19 to release the performance bond and establish a maintenance bond for Cherry Grove Addition Phase 7 Section 1

**RESOLUTION 20-19 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
CHERRY GROVE ADDITION PHASE 7 SECTION 1**

WHEREAS, a Performance Bond is in place guaranteeing the completion of certain improvements for Cherry Grove Addition Phase 7 Section 1 in the amount of **\$60,940.00**; 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 been completed, final topping was placed in November 2019 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 Cherry Grove Addition Phase 7 Section 1 and the repair of such should damage occur during covered period; and

WHEREAS, it is the recommendation of the City Engineer that the Letter of Credit in the amount of **\$60,940.00** be reduced to 30% according to Section IV 4.3 Spring Hill Subdivision Regulations, establishing a Maintenance Bond letter of credit in the amount of **\$18,282.00** for a minimum of twelve (12) months from date of final topping.

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 Cherry Grove Addition Phase 7 Section 1 in the amount of **\$18,282.00** is hereby approved.

Passed and adopted this 13th day of April, 2020.

Paul Downing, Chairman

Steve Foote, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

Date: 3/16/20

Don R. Cameron III

Cherry Grove Addition

Phase 7 Section 1

Development Name: Cherry Grove Addition

Phase or Section of Construction: Phase 7 Section 1

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

Michael W. Stephens
City of Spring Hill Utility Inspector (signature)

Michael W Stephens
Printed name

Approved By:

Thomas S. Wolf, P.E.
City of Spring Hill Engineering Dept.

THOMAS S. WOLF, P.E.
Printed name

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

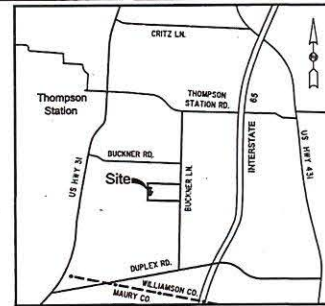
FAX (931)486-0516

NOTES:

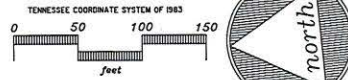
1. SITE IS LOCATED ON PROPERTY MAP 166, PARCEL 1, 1TH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE.
2. OWNER: DON R. CAMERON II
1503 COLUMBIA AVENUE
FRANKLIN, TN 37064
3. DEVELOPER: CAMERON PROPERTIES
1503 COLUMBIA AVENUE
FRANKLIN, TN 37064
4. PLANNER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES, INC.
500 GRAVINE PARK DRIVE, SUITE 4
NASHVILLE, TN 37219
5. EXISTING ZONING: RESIDENTIAL PLANNED UNIT DEVELOPMENT (P.U.D.)
6. TOTAL AREA IN SITE: 144.17 AC.
AREA WITHIN PHASE ONE: 45.18 AC.
AREA WITHIN PHASE TWO: 32.75 AC.
AREA WITHIN PHASE THREE: 2.76 AC.
AREA WITHIN PHASE FOUR: 26.89 AC.
AREA WITHIN PHASE FIVE: 9.32 AC.
AREA WITHIN PHASE SIX: 13.3 AC.
AREA WITHIN PHASE SEVEN, SECTION ONE: 7.42 AC.
REMAINING AREA: 9.72 AC.
7. PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOODING AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL, #18702 03457 EFFECTIVE DATE SEPTEMBER 29, 2006.

8. BULK STANDARDS REQUESTED AND ESTABLISHED FOR THIS P.U.D. ARE SHOWN IN THE CHART TITLED "BULK STANDARDS". THE FOLLOWING ARE CONTINGENT OF P.U.D. APPROVAL:
A) ALL UTILITIES SHALL BE UNDERGROUND.
B) A 5 FOOT SIDEWALK WILL BE CONSTRUCTED ALONG BOTH SIDES OF ALL STREETS. SIDEWALKS WILL BE INSTALLED AS THE HOMES ARE BUILT AND SHALL MEET ADA STANDARDS.
C) STREET LIGHTING WILL BE INSTALLED ON DECORATIVE POLES BY THE DEVELOPER. REQUIRED MAINTENANCE WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION.
D) UNIFORM DECORATIVE STREET SIGNS AND POSTS WILL BE INSTALLED.
E) STANDARD MAILBOXES WILL BE USED THROUGHOUT THE DEVELOPMENT.
F) ALL HOMES WILL BE BRICK AND SHALL HAVE A GARAGE.
G) ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
H) DETENTION WILL BE PROVIDED. DISCHARGE FROM SITE FROM A 25 YEAR STORM WILL NOT EXCEED THE 25 YEAR STORM DISCHARGE PRIOR TO DEVELOPMENT.
I) BUILDING LOTS WITH MORE THAN 2" OF FALL MATERIAL WILL REQUIRE A GEOTECHNICAL REPORT.
J) STEWART CAMPBELL FOUNTAIN WILL BE A 10 FOOT RIGHT-OF-WAY BUILT TO COLLECTOR STANDARDS. ALL OTHER ROADS SHALL BE 30' RIGHT-OF-WAY.
K) PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH.
L) NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.

14. SPECIAL NOTE REGARDING HATCHED AREAS SHOWN THIS:
NOTICE: THIS PROPERTY IS SUBJECT TO A LAND USE RESTRICTION DATED 2016, RECORDED IN THE WILLIAMSON COUNTY REGISTER OF DEEDS OFFICE ON 2016, IN DEED BOOK 67 PAGE 38. THIS RESTRICTION IS ENFORCEABLE BY THE U.S. ARMY CORPS OF ENGINEERS AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION.
(STREETS AND LANDSCAPING TO BE PRESERVED IN HATCHED AREAS.)
15. HVAC LOCATIONS ON LOTS 350, 359, 360, 373 AND 376 SHALL BE COORDINATED BETWEEN THE BUILDER AND CITY OF SPRING HILL PUBLIC WORKS FOR THE LOCATION OF HVAC EQUIPMENT.
16. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF PUBLIC UTILITY AND DRAINAGE CASEMENTS UNLESS OTHERWISE NOTED.
17. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR MAINTAINING SURFACE DRAINAGE WITHIN PUBLIC UTILITY AND DRAINAGE CASEMENTS.



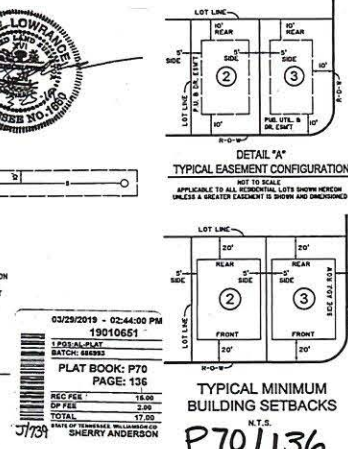
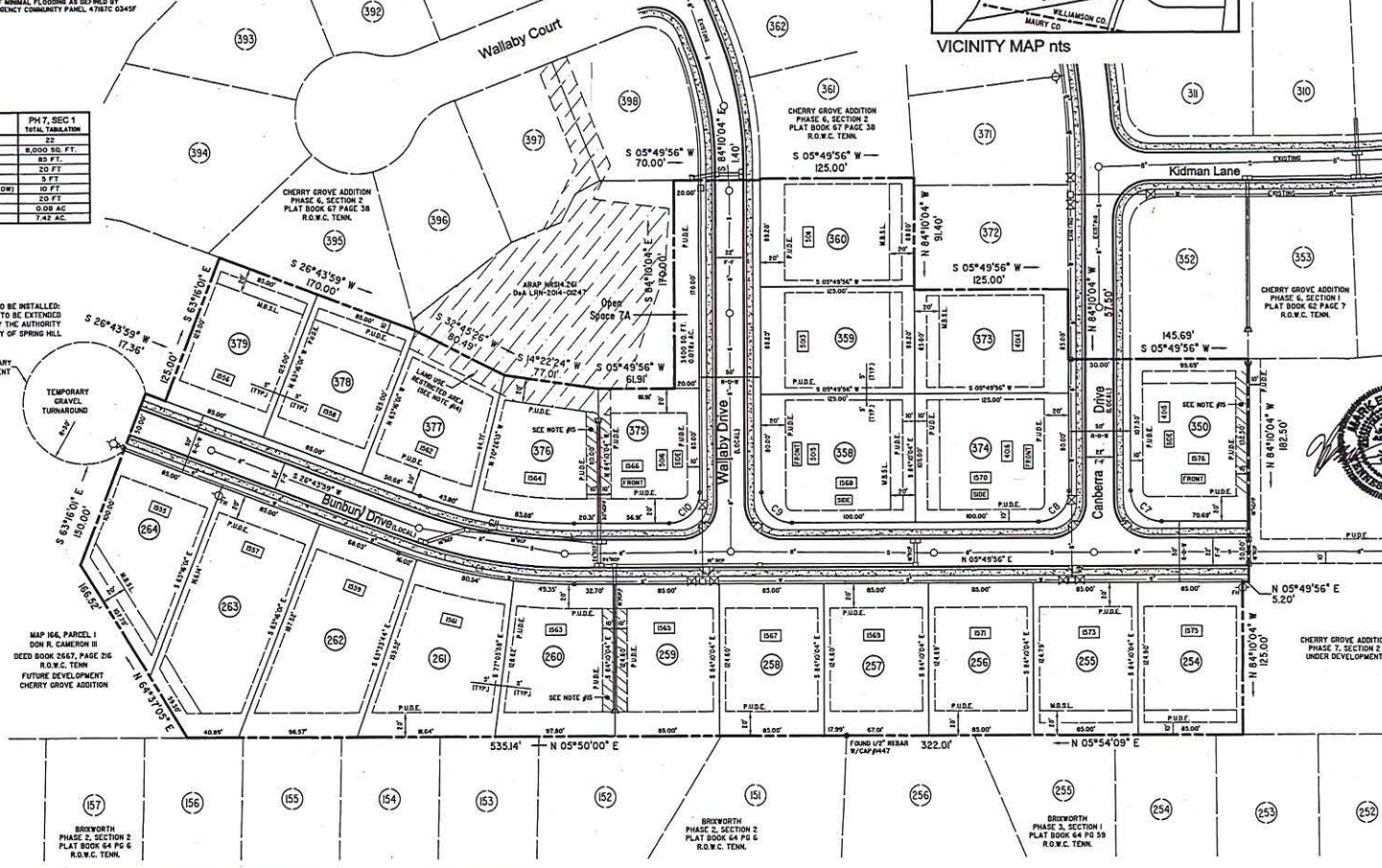
CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG	CHORD LENGTH
C1	02°04'54"03"	400.000	145.92	73.78	S16°16'57"W	145.8
C7	09°00'00"00"	25.000	39.27	25.00	S50°49'56"E	35.36
C8	09°00'00"00"	25.000	39.27	25.00	S39°10'04"E	35.36
C9	09°00'00"00"	25.000	39.27	25.00	S50°49'56"E	35.36
C10	09°00'00"00"	25.000	39.27	25.00	S39°10'04"E	35.36
C11	02°04'54"03"	350.000	127.68	64.56	S16°16'57"W	126.97



- Legend**
- SANITARY SEWER W/ MANHOLE
 - WATER LINE
 - PIPE HYDRANT
 - GATE VALVE
 - SINGLE CURB INLET
 - DOUBLE CURB INLET
 - TRIPLE CURB INLET
 - HEADWALL
 - P.U.D. - PUBLIC UTILITY AND DRAINAGE CASEMENT
 - HOPP - DUAL WALL POLYPROPYLENE PIPE
 - RCP - REINFORCED CONCRETE PIPE
 - RCPD - CLUTTERED REINFORCED CONCRETE PIPE
 - ROW - RIGHT OF WAY
 - P-F - FACE OF CURB TO FACE OF CURB
 - M.B.S.L. - MINIMUM BUILDING SETBACK LINE
 - SEWELINE
 - ADA COMPLIANT HANDICAP RAMP
 - ADA RAMP TO RELIEVE TRUNCATED DOWNS
 - STOP SIGN W/ STREET NAME (NUTED 28.04)
 - SPEED LIMIT SIGN (NUTED 28.03)
 - STREET ADDRESS
 - AREA SUBJECT TO A LAND USE RESTRICTION ENFORCEABLE BY THE U.S. ARMY CORPS OF ENGINEERS AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (SEE NOTE #4)
 - HVAC LOCATIONS SHALL BE COORDINATED BETWEEN THE BUILDER AND THE CITY OF SPRING HILL PUBLIC WORKS FOR THE LOCATION OF HVAC EQUIPMENT (SEE NOTE #10)

BULK STANDARDS	
BULK ITEM	PH 7, SEC 1 TOTAL TABULATION
NUMBER OF LOTS	22
MINIMUM LOT SIZE	8,000 SQ. FT.
MINIMUM LOT WIDTH * FRONT SETBACK	85 FT.
MINIMUM FRONT YARD SETBACK	20 FT.
MINIMUM SIDE YARD SETBACK	3 FT.
MINIMUM SIDE YARD SETBACK (ADJ TO ROW)	10 FT.
MINIMUM REAR YARD SETBACK	20 FT.
OPEN SPACE AREA	0.08 AC
TOTAL AREA	7.42 AC

LOT DATA		
LOT #	SQUARE FEET	ACRES
254	10621	0.244
255	10622	0.244
256	10603	0.243
257	10594	0.243
258	10591	0.243
259	10596	0.243
260	10627	0.259
261	10610	0.302
262	14894	0.342
263	10609	0.243
264	10610	0.243
265	10543	0.243
358	12991	0.298
359	10255	0.233
360	10255	0.233
373	10625	0.244
374	12991	0.298
375	10275	0.204
376	10327	0.237
377	10482	0.241
378	10625	0.244
379	10625	0.244



CERTIFICATE OF OWNERSHIP AND DEDICATION I (We) hereby certify that I am (We are) the owner(s) of the property shown and described herein as evidenced in Book No. 2647, page 206, R.O.W.C. and 1001 (I/We) hereby certify that this plan of subdivision with my (our) true consent, establish the minimum building restriction line, and that all of the irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations. Date: 3-29-19 Don R. Cameron II	CERTIFICATE OF APPROVAL OF WATER SYSTEM I hereby certify that the Water System(s) outlined or indicated on the Final Subdivision Plat entitled: PHASE 7, SECTION 1, CHERRY GROVE ADDITION has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation. Date: 3-28-19 [Signature]	CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM I hereby certify that the Sewer System(s) outlined or indicated on the Final Subdivision Plat entitled: PHASE 7, SECTION 1, CHERRY GROVE ADDITION has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation. Date: 3-28-19 [Signature]	CERTIFICATE OF SURVEY ACCURACY I (we) hereby certify that in the best of my (our) knowledge and belief this is a true and accurate survey of the property shown herein; that this is a Category 1 Land Survey as defined in Title 62, Chapter 10, Tennessee Code Annotated, and that the Ratio of Precision is equal to or greater than 1:10,000. Date: 3-25-19 [Signature]	CERTIFICATION OF THE APPROVAL OF PUBLIC WORKS OR BOND POSTING I hereby certify that (1) That all streets designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the City of Spring Hill, Tennessee, Subdivision Regulations, or (2) That a surety bond has been posted with the Planning Commission to ensure a completion of all required improvements in case of default. Date: 3/28/19 [Signature]	CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES I do hereby certify that the subdivision shown herein has been found to comply with the Subdivision Regulations for the City of Spring Hill, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Williamson County Registrar. Date: 3/29/19 [Signature]	CERTIFICATE OF APPROVAL FOR RECORDING I hereby certify that the subdivision shown herein has been found to comply with the Subdivision Regulations for the City of Spring Hill, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Williamson County Registrar. Date: 3/29/19 [Signature]	FINAL SUBDIVISION PLAT CITY OF SPRING HILL PLANNING COMMISSION TOTAL ACRES: 7.42 ACRES ROADWAY: 1.54 ACRES OPEN SPACE: 0.08 TOTAL LOTS: 22 ACRES OPEN SPACE: 0.08 OWNER: DON R. CAMERON II SURVEYOR: ANDERSON, DELK, EPPS & ASSOC. DATE: 10-26-17 SCALE: 1" = 50' [Signature]
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City of Spring Hill
Planning Commission

DATE: March 18, 2020

REQUEST: Release the performance bond and establish a maintenance bond for Southern Springs Phase 5 sanitary sewer pump station

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

OVERVIEW:

- A performance bond was established for Phase 5 sanitary sewer pump station in the amount of \$310,442.00 in August 2019. All improvements have been constructed and functioning to city standards.
- Installation and start up was in November 2019

PC ACTION REQUESTED:

- Approve PC Resolution 20-20 to release the performance bond and establish a maintenance bond for Southern Springs Phase 5 sanitary sewer pump station

**RESOLUTION 20-20 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
SOUTHERN SPRINGS PHASE 5 SANITARY SEWER PUMP STATIONS**

WHEREAS, a Performance Bond is in place guaranteeing the completion of certain improvements for Southern Springs Phase 5 in the amount of **\$310,442.00**; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
Installation of sanitary sewer pump station; and

WHEREAS, to date, the improvements have been completed, installation and start up was in November 2019 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 Southern Springs Phase 5 and the repair of such should damage occur during covered period; and

WHEREAS, it is the recommendation of the City Engineer that the Letter of Credit in the amount of **\$310,442.00** be reduced to 30% according to Section IV 4.3 Spring Hill Subdivision Regulations, establishing a Maintenance Bond letter of credit in the amount of **\$93,132.00** for a minimum of twelve (12) months from date of installation and start up.

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 Southern Springs Phase 5 sanitary sewer pump station in the amount of **\$92,132.00** is hereby approved.

Passed and adopted this 13th day of April, 2020.

Paul Downing, Chairman

Steve Foote, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

Date: 2-25-2020

Pulte Homes of Tennessee

Southern Springs

Phase 5 – Sewer Pump Station

Development Name: Southern Springs

Phase or Section of Construction: Phase 5

Public Improvements: Sewer Pump Station

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.


City of Spring Hill Sewer Collections Superintendent (signature)

James J. Vrdoljak
Printed name

Approved By:


City of Spring Hill Engineering Dept

Thomas S. Work
Printed name

199 TOWN CENTER PARKWAY

P.O. BOX 789

SPRING HILL, TN 37174

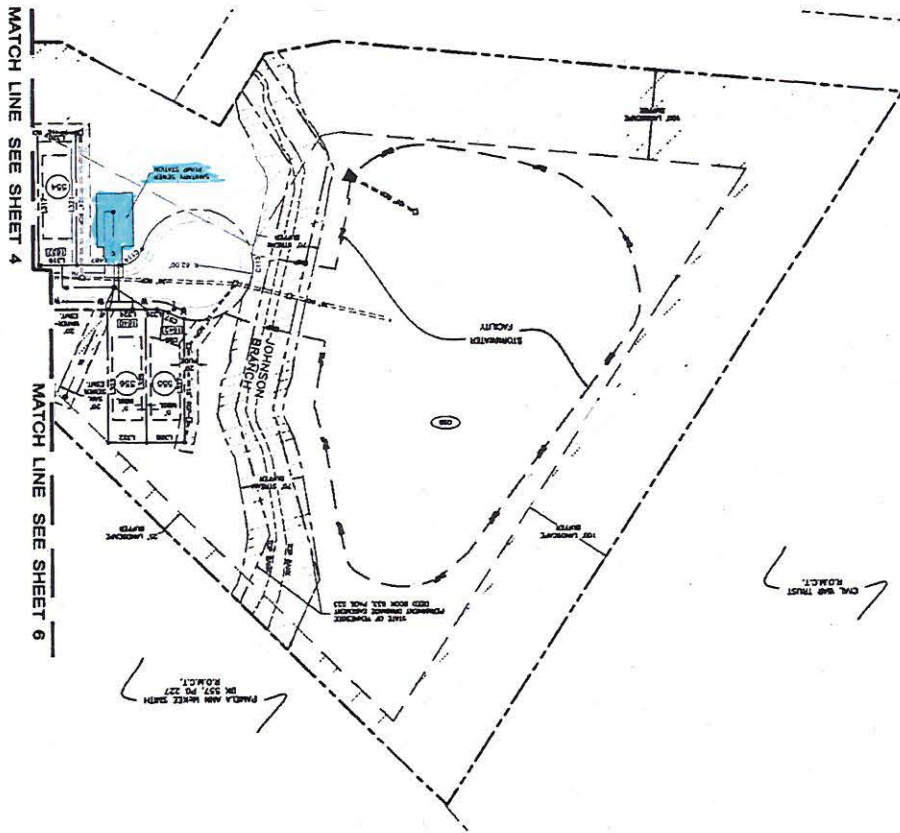
PHONE (931)486-2252

NASHVILLE LINE (615)248-6307

WILLIAMSON CO. (615)599-2614

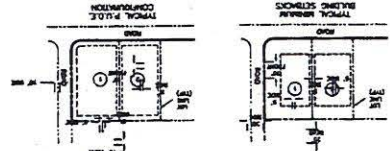
FAX (931)486-0516

Southern Springs
Phase 5
by Del Webb



Curve Table	Chord Direction	Chord Length	Curve ℓ	Length	Median	Delta
		18.00'	18.00'	6.00'	16.4236'	16.4236°
		13.13'	13.13'	5.00'	10.7708'	10.7708°
		29.85'	29.85'	15.00'	23.1637'	23.1637°
		86.82'	86.82'	45.00'	67.0016'	67.0016°

Line #	Length	Direction
15117	40.00	W
14806	42.00	W
14700	42.00	W
14607	42.00	W
13923	42.00	W
13803	42.00	W
13677	42.00	W
13535	42.00	W
13477	42.00	W
13364	42.00	W
13203	42.00	W
13086	42.00	W
12977	42.00	W
12855	42.00	W
12735	42.00	W
12614	42.00	W
12494	42.00	W
12373	42.00	W
12252	42.00	W
12131	42.00	W
12010	42.00	W
11889	42.00	W
11768	42.00	W
11647	42.00	W
11526	42.00	W
11405	42.00	W
11284	42.00	W
11163	42.00	W
11042	42.00	W
10921	42.00	W
10800	42.00	W
10679	42.00	W
10558	42.00	W
10437	42.00	W
10316	42.00	W
10195	42.00	W
10074	42.00	W
9953	42.00	W
9832	42.00	W
9711	42.00	W
9590	42.00	W
9469	42.00	W
9348	42.00	W
9227	42.00	W
9106	42.00	W
8985	42.00	W
8864	42.00	W
8743	42.00	W
8622	42.00	W
8501	42.00	W
8380	42.00	W
8259	42.00	W
8138	42.00	W
8017	42.00	W
7896	42.00	W
7775	42.00	W
7654	42.00	W
7533	42.00	W
7412	42.00	W
7291	42.00	W
7170	42.00	W
7049	42.00	W
6928	42.00	W
6807	42.00	W
6686	42.00	W
6565	42.00	W
6444	42.00	W
6323	42.00	W
6202	42.00	W
6081	42.00	W
5960	42.00	W
5839	42.00	W
5718	42.00	W
5597	42.00	W
5476	42.00	W
5355	42.00	W
5234	42.00	W
5113	42.00	W
4992	42.00	W
4871	42.00	W
4750	42.00	W
4629	42.00	W
4508	42.00	W
4387	42.00	W
4266	42.00	W
4145	42.00	W
4024	42.00	W
3903	42.00	W
3782	42.00	W
3661	42.00	W
3540	42.00	W
3419	42.00	W
3298	42.00	W
3177	42.00	W
3056	42.00	W
2935	42.00	W
2814	42.00	W
2693	42.00	W
2572	42.00	W
2451	42.00	W
2330	42.00	W
2209	42.00	W
2088	42.00	W
1967	42.00	W
1846	42.00	W
1725	42.00	W
1604	42.00	W
1483	42.00	W
1362	42.00	W
1241	42.00	W
1120	42.00	W
999	42.00	W
878	42.00	W
757	42.00	W
636	42.00	W</



1	2nd Lt. James		NATIONAL PAYROLL AND ACCOUNTING UNIT 1000 15th Street, N.W. Suite 1000 Washington, D.C. 20005 (202) 696-6000
2	1st Lt. James		
3	1st Lt. James		
4	1st Lt. James		
5	1st Lt. James		
6	1st Lt. James		
7	1st Lt. James		
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10	1st Lt. James		

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City of Spring Hill
Planning Commission

DATE: March 18, 2020

REQUEST: Release the maintenance bond for Crooked Creek Section 3 Phase 1 for water, sewer, stormwater, streets and curbs

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

OVERVIEW:

- A maintenance bond was established for Crooked Creek Section 3 Phase 1 in the amount of \$73,263.00 in September 2018. Binder was installed February 2019.
- Punch list items are completed and a certificate of satisfaction has been signed.

PC ACTION REQUESTED:

- Approve PC Resolution 20-21 to release the maintenance bond for Crooked Creek Section 3 Phase 1

**RESOLUTION 20-21 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
CROOKED CREEK SECTION 3 PHASE 1**

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

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

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

WHEREAS, it is the recommendation of the City Engineer that the Maintenance Bond for Crooked Creek Section 3 Phase 1 in the amount of \$73,263.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Crooked Creek Section 3 Phase 1 in the amount of **\$73,263.00** is hereby approved.

Passed and adopted this 13th day of April, 2020.

Paul Downing, Chairman

Steve Foote, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

Date: 3/16/20

B & D Homes

Crooked Creek

Section 3 Phase 1

Development Name: Crooked Creek

Phase or Section of Construction: Section 3 Phase 1

Public Improvements: Water, sewer, stormwater, streets and curbs

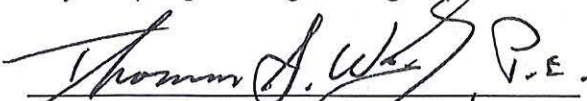
I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

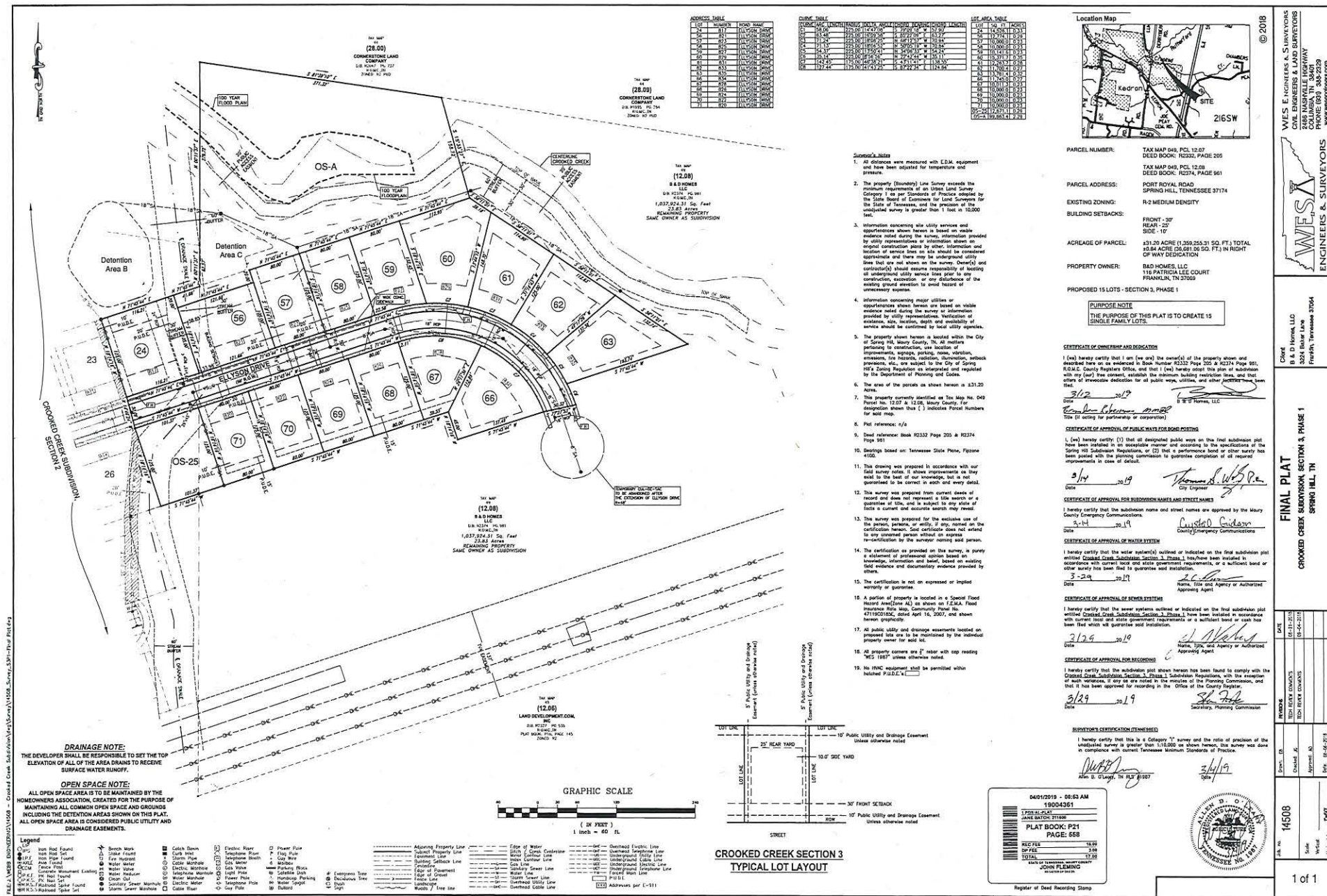
Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.


City of Spring Hill Utility Inspector (signature)

Chris Crumley
Printed name

Approved By:
City of Spring Hill Engineering Dept.


Thomas S. Wolf, P.E. City Engineer





City of Spring Hill
Planning Commission

DATE: March 18, 2020

REQUEST: Establish a maintenance bond and a performance bond for Crooked Creek Section 3 Phase 3

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

OVERVIEW:

- Final plat is on the April 2020 Planning Commission meeting agenda for approval.
- Developer has submitted application and corresponding documentation to establish bonds.

PC ACTION REQUESTED:

- Approve PC Resolution 20-22 to establish a maintenance bond for Crooked Creek Section 3 Phase 3
- Approve PC Resolution 20-23 to establish a performance bond for Crooked Creek Section 3 Phase 3

**RESOLUTION 20-22 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR
CROOKED CREEK SECTION 3 PHASE 3**

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 17 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 Infrastructure, Streets and Curbs, Street Signs
and Street Lights; 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 **\$39,150.00**; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Spring Hill Planning Commission approves the establishment of a Maintenance Bond for Crooked Creek Section 3 Phase 3 in the amount of **\$39,150.00**.

Passed and adopted this 13th day of April, 2020.

Paul Downing, Chairman

Steve Foote, Secretary



Utility Information Sheet

Development _____ CROOKED CREEK _____

Section __3__ Phase __3__ #of lots __17__

Cost to install Utility's (Maintenance Bond)

Sewer line _____ \$22,000 _____

Water line _____ \$17,500 _____

Storm Water _____ \$12,000 _____
(Infrastructure)

Curbing _____ \$14,000 _____

Binder _____ \$65,000 _____

TOTAL = \$130,500.00

30% OF TOTAL = \$39,150.00

BOND AMOUNT = \$39,150.00

**RESOLUTION 20-23 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR
CROOKED CREEK SECTION 3 PHASE 3**

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 17lots; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
*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 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 **\$90,145.00**; and

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Spring Hill Planning Commission approves the establishment of a Performance Bond for Crooked Creek Section 3 Phase 3 in the amount of **\$90,145.00**.

Passed and adopted this 13th day of April, 2020.

Paul Downing, Chairman

Steve Foote, Secretary



Utility Information Sheet

Development CROOKED CREEK

Section 3 Phase 3 #of lots 17

Cost to install Utility's (Performance Bond)

Signage \$750

Street Lights \$5,000

Storm Water Surface maintenance \$3,600

(to include drainage area, ditches, retention and/detention ponds, open spaces)

** 30% of storm water infrastructure cost on Maintenance bond sheet

Sidewalks (feet) 5,200'

Sidewalks (cost) \$28,600

Road linear feet 2,600 LF

Road width 24'

Final Asphalt Topping cost \$44,000

TOTAL = \$81,950.00

10% OF TOTAL = \$8,195.00

BOND AMOUNT = \$90,145.00

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>Crooked Creek Sect. 3 Phase -</u>
	Phase: <u>3</u> Section: <u>3</u>
	Number of Lots Approved: <u>17</u> Number of Lots Remaining: <u>0</u>
	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 National Bank</u> Surety #: _____
	Contact Person: <u>Clay Shirley</u> Email: <u>Clay.Shirley@fribank.com</u>
	Address: <u>2230 Mercury Blvd</u>
	City, State, Zip: <u>Memphis, TN 37064 37130</u>
	Phone Number: <u>(615) 494-4200</u> Fax Number: (____) _____
Contact Information	Name of Owner/Developer or Representative: <u>A-1 Home Builders Inc.</u>
	Address: <u>2020 Fialmonte Pkwy Ste. 200-220</u>
	City, State, Zip: <u>Franklin, TN 37069</u>
	Phone Number: <u>(772) 231-9917</u> Fax Number: (____) _____

Action Request

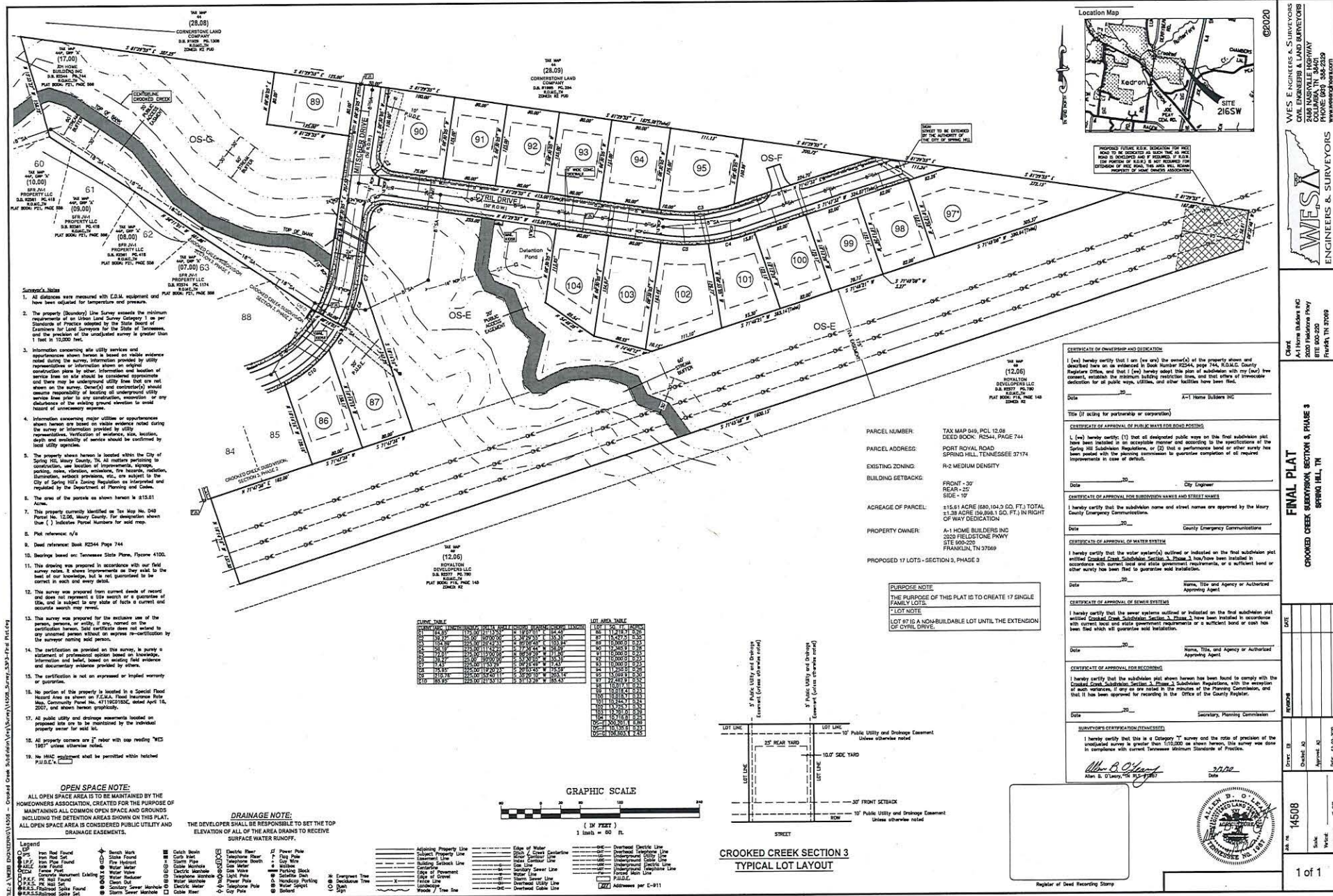
I (we) request that the following action be taken:

- ☒ 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:

 3/3/20
Applicant Signature Date

City Staff Signature Date





City of Spring Hill
Planning Commission

DATE: March 18, 2020

REQUEST: Establish a maintenance bond and a performance bond for Harvest Point Phase 8C and Phase 9

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

OVERVIEW:

- Final plat is on the April 2020 Planning Commission meeting agenda for approval.
- Developer has submitted application and corresponding documentation to establish bonds.

PC ACTION REQUESTED:

- Approve PC Resolution 20-24 to establish a maintenance bond for Harvest Point Phase 8C and Phase 9
- Approve PC Resolution 20-25 to establish a performance bond for Harvest Point Phase 8C and Phase 9

**RESOLUTION 20-24 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR
HARVEST POINT PHASE 8C AND PHASE 9**

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 38 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 Infrastructure, Streets and Curbs, Street Signs
and Street Lights; 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 **\$548,622.00**; 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 Harvest Point Phase 8C and Phase 9 in the amount of **\$548,622.00**.

Passed and adopted this 13th day of April, 2020.

Paul Downing, Chairman

Steve Foote, Secretary



Utility Information Sheet

Development_____HARVEST POINT_____

Phase__8C & 9__ #of lots__38__

Cost to install Utility's (Maintenance Bond)

Sewer line_____ \$800,807_____

Water line_____ \$265,411_____

Storm Water_____ \$535,233_____

(Infrastructure)

Curbing_____ \$24,150_____

Binder_____ \$203,139_____

TOTAL = \$1,828,740

30% OF TOTAL = \$548,622.00

BOND AMOUNT = \$548,622.00

**RESOLUTION 20-25 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR
HARVEST POINT PHASE 8C AND PHASE 9**

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 38 lots; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
*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 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 **\$197,285.00**; 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 Harvest Point Phase 8C and Phase 9 in the amount of **\$197,285.00**.

Passed and adopted this 13th day of April, 2020.

Paul Downing, Chairman

Steve Foote, Secretary



Utility Information Sheet

Development HARVEST POINT

Phase 8C & 9 #of lots 38

Cost to install Utility's (Performance Bond)

Signage \$750

Street Lights \$18,000

Storm Water Surface maintenance \$33,000

(to include drainage area, ditches, retention and/detention ponds, open spaces)

** 30% of storm water infrastructure cost on Maintenance bond sheet

Sidewalks (feet) 3,380'

Sidewalks (cost) \$67,600

Road linear feet 1,795 LF

Road width 30'

Final Asphalt Topping cost \$60,000

TOTAL = \$179,350.00

10% OF TOTAL = \$17,935.00

BOND AMOUNT = \$197,285.00

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>HARVEST POINT</u> Phase: <u>8C & 9</u> Number of Lots Approved: <u>38</u> Number of Lots Remaining: <u>0</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 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, Stormwater Infrastructure, Streets & Curbs</u>
	Financial Information Name of Financial Institution: <u>Liberty Mutual Insurance</u> Surety #: <u>23043</u> Contact Person: <u>Jim Hume</u> Email: <u>Jim.hume@libertymutual.com</u> Address: <u>175 Berkeley Street</u> City, State, Zip: <u>Boston, MA, 02116</u> Phone Number: <u>(617) 357-9500</u> Fax Number: ()
Contact Information	Name of Owner/Developer or Representative: <u>LENNAR HOMES OF TENNESSEE, LLC</u> Address: <u>381 MALLORY STATION, #200</u> ATTN: <u>KEVIN STURGILL</u> City, State, Zip: <u>FRANKLIN, TN 37069</u> Phone Number: <u>(615) 465-4328</u> Fax Number: ()

Action Request

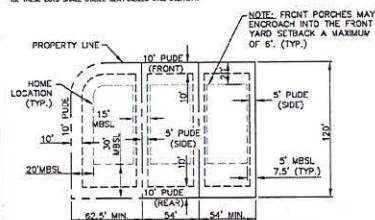
I (we) request that the following action be taken:

- ☒ 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)

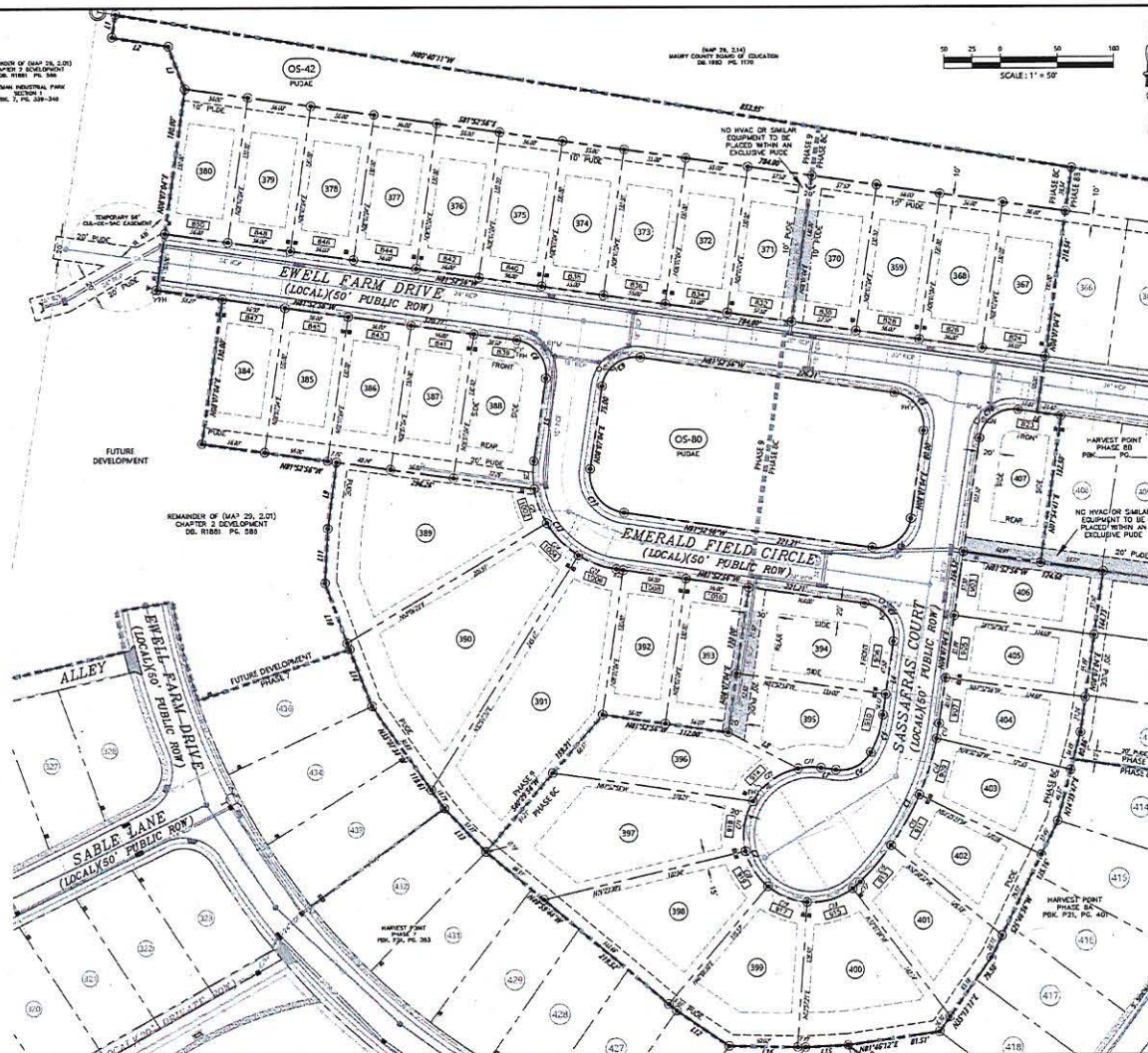
Explanation for Proof of Difficulty:

 3/6/2020

Applicant Signature Date City Staff Signature Date

[illegible]

TYPICAL SINGLE FAMILY LOT LAYOUT (54' WIDTH MIN.)
(NON-ALLEY LOTS)



LINE TABLE	
LINE	TIME
1	20.44
2	20.44
3	20.44
4	20.44
5	20.44
6	20.44
7	20.44
8	20.44
9	20.44
10	20.44
11	20.44
12	20.44
13	20.44
14	20.44
15	20.44
16	20.44
17	20.44
18	20.44
19	20.44
20	20.44
21	20.44
22	20.44
23	20.44
24	20.44
25	20.44
26	20.44
27	20.44
28	20.44
29	20.44
30	20.44
31	20.44
32	20.44
33	20.44
34	20.44
35	20.44
36	20.44
37	20.44
38	20.44
39	20.44
40	20.44
41	20.44
42	20.44
43	20.44
44	20.44
45	20.44
46	20.44
47	20.44
48	20.44
49	20.44
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89	20.44
90	20.44
91	20.44
92	20.44
93	20.44
94	20.44
95	20.44
96	20.44
97	20.44
98	20.44
99	20.44
100	20.44

[illegible]

PHASE	SC AREA	TABLE
LOT	SO. FT.	ACRES
384	7280	0.17
385	7280	0.17
386	7280	0.17
387	7280	0.17
394	10154	0.23
395	8382	0.19
396	9882	0.22
397	16753	0.38
398	12929	0.30
399	13652	0.30
400	12151	0.27
401	8881	0.21
402	7925	0.18
403	7988	0.18
404	7621	0.17
405	6981	0.16
406	7169	0.16
407	8905	0.20
41-42	9279	0.21
51-80	18053	0.42
	49278	1.11
TOTAL	243168	5.58

PHASE 2 AREA TABLE		
LOT	SO. FT.	ACRES
331	747.0	0.17
332	715.0	0.16
333	713.0	0.16
334	719.0	0.16
335	729.0	0.17
336	729.0	0.17
337	729.0	0.17
338	728.0	0.17
339	728.0	0.17
340	729.0	0.17
341	730.0	0.17
342	736.0	0.17
343	728.0	0.17
344	728.0	0.17
345	728.0	0.17
346	728.0	0.17
347	728.0	0.17
348	874.0	0.20
349	186.0	0.42
350	207.9	0.48
351	1884.3	0.46
352	718.0	0.17
353	728.0	0.17
354	729.0	0.17
355	2029.5	0.47
356	2029.5	0.47
357	4359.9	1.01
TOTAL	2784.4	5.30

LOT NUMBER	①	TELEPHONE POLE	Ⓜ
STREET ADDRESS NUMBER	②	TELEPHONE PEDSTALK	Ⓝ
ROAD POLE (C/S)	③	ELECTRIC POLE	Ⓟ
ROAD POLE (S/E)	④	UTILITY POLE	Ⓡ
PROPERTY LINE	⑤	GLY MISC	Ⓢ
		LIGHT POST	Ⓣ
		SANITARY SEWER MANHOLE	Ⓤ
		GRASS INLET	Ⓥ
OVERHEAD POWER LINE	⑥		
RAILROAD	⑦	FAIR HYDRANT	Ⓦ
PUBLIC UTILITY & DRAINAGE EASEMENT	⑧	WATER WATER	Ⓧ
FENCE	⑨	WATER WALK	Ⓨ
MIN. FLAG, BATTERY LINE	⑩	SDH	Ⓩ
WATER SEWER LINE	⑪	CONCRETE	ⓛ
WATER LINE	⑫	EXCLUSIVE DRIVE	Ⓨ
		NO SIGN ORUMENTS (E.G. WARD	
		SYSTEMS OR SIMILAR EQUIPMENT)	
		SHALL BE	

CERTIFICATE OF SURVEY ACCURACY
I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate copy of the original as shown hereon; that this is a Class A copy of the original as shown in Title 62, Chapter 18, Section 18-101 of the Code of Ordinances of the City of Chicago, Illinois, and that the same is a true and accurate copy of the original as shown hereon.



Robert M. Secor, Tenn. License No. 160

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 installed in an acceptable manner and according to the specifications of the Spring Hill Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the planning commission to guarantee completion of all required improvements in case of default.

Date _____ City Engineer _____

CERTIFICATE OF APPROVAL OF WATER SYSTEM
I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "Harvest Point, Phases 3C & 9" has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date	Name, Title and Agency or Authorized Approving Agent
------	--

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
I hereby certify that the sewer systems outlined or indicated on the final subdivision plat entitled "Harvest Point, Phases 6C & D" have been installed in accordance with current local and state government requirements or a sufficient bond or cash has been furnished to guarantee said installation.

Name, Title and Agency of Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown hereon has been found to comply with the Spring Hill Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the Office of the County Register.

Date _____ Secretary, Planning Commission

REGISTERS OFFICE (STATE OF TENNESSEE) MAURY COUNTY
Received for record the _____ day of _____
at _____ o'clock _____ Noted in Note Book _____
size _____ and recorded in Book _____
page _____
fee \$ _____

WITNESS MY HAND
Minister of Health

MAURY COUNTY 911 CERTIFICATION OF APPROVAL
This is to certify that this plat has been reviewed and the development names, street names and addressing are in compliance with the Maury County 911 requirements.

Date _____ E-911 Authorized Signature _____

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (we) hereby certify that I am: (we are) the owner(s) of the property shown and described hereon as evidenced in Record Book R2523, Page 1184, County Registers Office, and that I (we) hereby accept this plan of subdivision with my (our) free consent, establish the minimum

458 GRASSMERE PARK DRIVE
SUITE 100
NASHVILLE, TN 37211
(615) 385-4344
ENGINEERING FIRM
LICENSE NUMBER: F-0179

HARVEST POINT
PHASES 8C & 9
FINAL PLAT

SPRING HILL, 2ND DISTRICT, MAURY COUNTY, TENNESSEE

TOTAL AREA: 525,000 SQ FT (11.87 AC) TOTAL LOTS: 34

DATE: 03-02-2020
REV: 01-16-2020

Figure 1

SAME PROJECT /2015/207	500TT
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City of Spring Hill

Planning Commission

DATE: March 18, 2020

REQUEST: Establish a performance bond for Sawgrass Walking Trail

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

OVERVIEW:

- Final plat for Sawgrass Phase 1 Section 2 was approved on the November 2019 Planning Commission meeting agenda.
- A walking trail crosses Phase 1 Section 2 but has not been completed to date.
- Developer has submitted application and corresponding documentation to establish the bond.

PC ACTION REQUESTED:

- Approve PC Resolution 20-26 to establish a performance bond for Sawgrass Walking Trail

**RESOLUTION 20-26 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR
SAWGRASS WALKING TRAIL**

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 in Phase 1 and Phase 3; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
8' wide paved walking trail, 170' in length; 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 **\$4,675.00**; 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 Sawgrass Walking Trail in the amount of **\$4,675.00**.

Passed and adopted this 13th day of April, 2020.

Paul Downing, Chairman

Steve Foote, Secretary



Utility Information Sheet

Development___SAWGRASS – WALKING TRAIL___

Cost to install Utility's (Performance Bond)

Trail feet___170'_____

Trail width___8'_____

Final cost__\$4,250_____

TOTAL = \$4,250.00

10% OF TOTAL = \$425.00

BOND AMOUNT = \$4,675.00

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>Sawgrass - Walking Trail</u>
	Phase: <u>Phase 1</u> Section: <u>Section 2</u>
	Number of Lots Approved: _____ Number of Lots Remaining: _____
	Surety Type: _____ Maintenance <input checked="" type="checkbox"/> Performance _____ Restoration
	Posted With: _____ Letter of Credit _____ Performance Bond
	_____ Insurance Bond _____ Cash
	Surety Amount: \$ _____ Expiration Date: ____/____/____
	Automatic Renewal Clause included with Surety: Yes / No (Circle One)
	Purpose of Surety: _____
Financial Information	Name of Financial Institution: _____ Surety #: _____
	Contact Person: _____ Email: _____
	Address: _____
	City, State, Zip: _____
	Phone Number: (____) _____ Fax Number: (____) _____
Contact Information	Name of Owner/Developer or Representative: <u>Lennar Homes of Tennessee, LLC</u>
	Address: <u>381 Mallory Station Road, Suite 200</u> <u>Kevin Sturgill</u>
	City, State, Zip: <u>Franklin, TN 37067</u>
	Phone Number: <u>(615) 465-4330</u> Fax Number: (____) _____

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:

With construction of houses on both sides of the trail, the developer would like to install the entire walking trail at the same time (See Overall Master Plan)


Applicant Signature

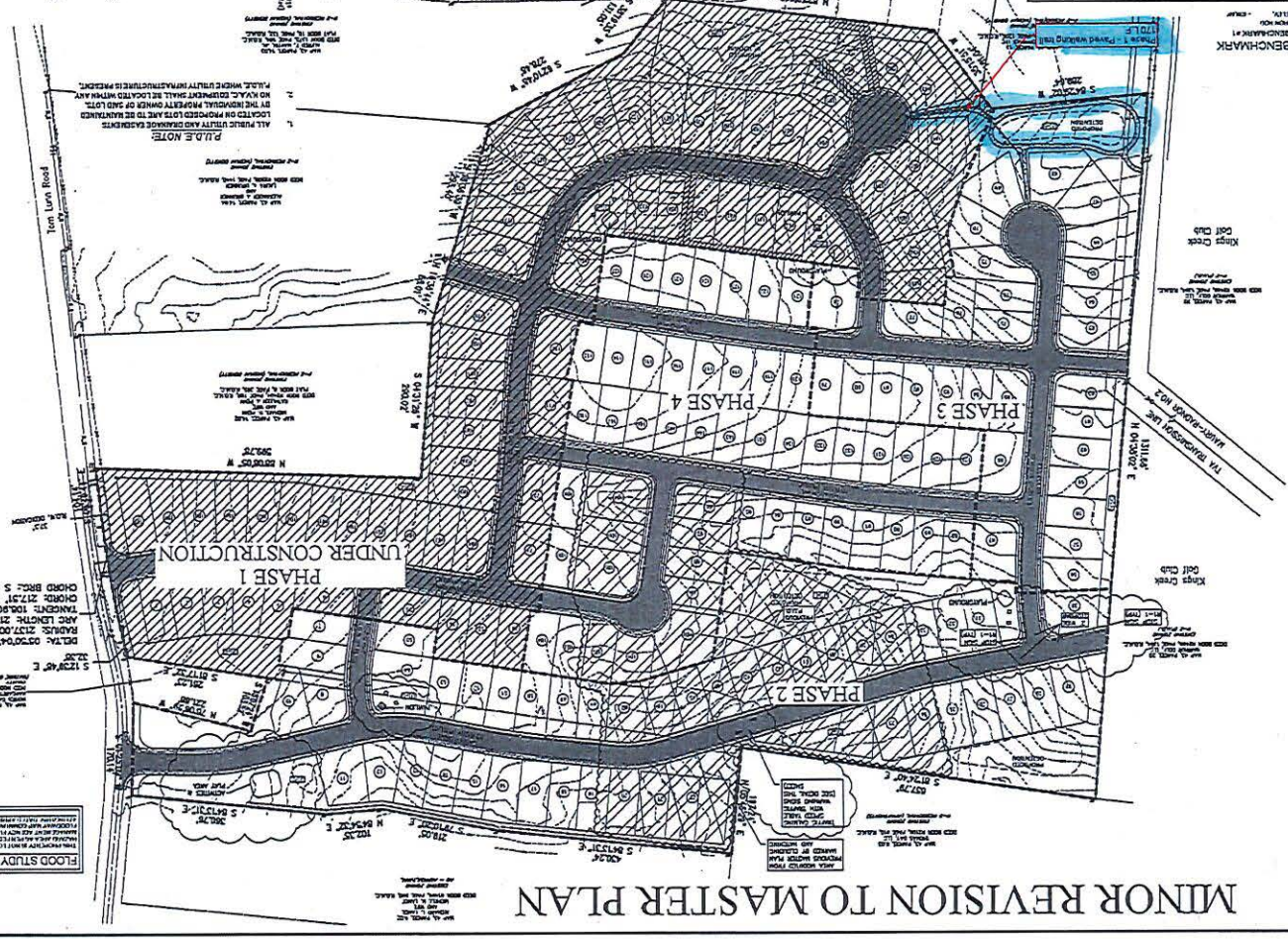
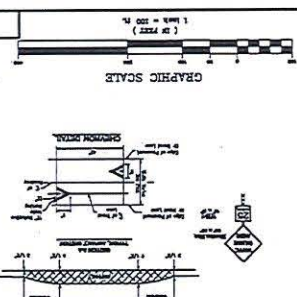
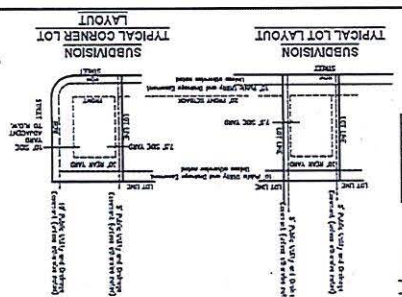
3/12/20
Date

City Staff Signature

Date



THESE ARE THE TERMS AND CONDITIONS OF THE CONTRACT FOR THE SUPPLY OF GAS TO THE CUSTOMER. THE CUSTOMER'S ACCEPTANCE OF THESE TERMS AND CONDITIONS SHALL BE DEEMED TO BE THE CUSTOMER'S ACCEPTANCE OF THE SUPPLY OF GAS TO THE CUSTOMER. THE CUSTOMER'S ACCEPTANCE OF THESE TERMS AND CONDITIONS SHALL BE DEEMED TO BE THE CUSTOMER'S ACCEPTANCE OF THE SUPPLY OF GAS TO THE CUSTOMER.

[illegible]

MINOR REVISION TO MASTER PLAN

FLOOD STUDY NOTE:



©2019

Date Recd	
Credit R	
No.	18514
Ref	
Sub	
Particulars	
Total	

Sawgrass Residential Subdivision

MAINTENANCE
HAWK COUNTY, TENNESSEE
WAGON POINT TO MASTER PLAN

Model	Size	Cost
IRON EDITION ROADST	170/178	PAUL VAN NEST CONSTRUCTION
PLAYING GARDEN ROADST	170/178	123 EDITION/ROAD
		5756 HILL, MI 31114

WESA
ENGINEERS & SURVEYORS

WES E. ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2406 RUSTICALE HIGHWAY
COLUMBIA, MI 48101
PHONE (313) 356-2319
www.weseng.com



City of Spring Hill

Planning Commission



DATE: March 18, 2020

REQUEST: Recommendation to call a portion of the bonds for Kings Creek Phase 5B Section 1 and Section 2

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

OVERVIEW:

- Kings Creek Phase 5B Section 1 and Section 2 was walked in April 2019 for bond releases. A punch list was developed and sent to the developer (Shaw Enterprises, LLC) at that time.
- Part of the list of repairs has been completed with the exception of areas of curb repair in front of lots 102 and 103.
- The developer has been sent multiple inquiries of when the curb would be fixed. Tom Wolf also met onsite with the developer to discuss.
- To date, the curb repairs have not been made.
- Section 1 currently has a performance bond in place in the amount of \$4,950.00. Section 2 currently has a maintenance bond in place in the amount of \$38,325.00 and a performance bond in place in the amount of \$32,780.00.
- It is the recommendation of City staff to pull \$1,200 of the bonds currently in place to repair the curbs by City efforts.

PC ACTION REQUESTED:

- Approve PC Resolution 20-27 to call a portion of the bonds for Kings Creek Phase 5B Section 1 and Section 2

**RESOLUTION 20-27 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RECOMMEND A PORTION OF THE
PERFORMANCE BONDS FOR KINGS CREEK PHASE 5B SECTION 1
AND PHASE 5B SECTION 2 BE CALLED**

WHEREAS, performance bonds are currently in place for said development and sections in the amount of \$4,950.00 for Section 1; \$32,780.00 for Section 2; and

WHEREAS, the sections have been 80% built out, a punch list was developed and delivered to the developer (Shaw Enterprises, LLC) in April 2019 and to date, the developer has not made noted repairs to curbing; and

WHEREAS, the City Engineer has allowed ample time and sent multiple notifications to the developer for said repairs; and

WHEREAS, it is the recommendation of the City Engineer that a portion of the Performance Bonds for Kings Creek Phase 5B Sections 1 and 2 be called to offset the cost of curb repairs by the City.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that calling of a portion of the Performance Bonds for Kings Creek Phase 5B Sections 1 and 2 in the total amount of **\$1,200.00** is hereby recommended to the Spring Hill Board of Mayor and Aldermen.

Passed and adopted this 13th day of April, 2020

Paul Downing, Chairman

Steve Foote, Secretary

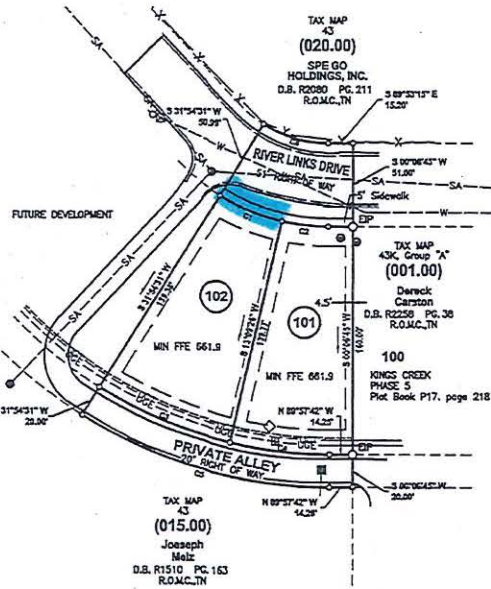




TN GRID NORTH

Surveyor's Notes

- All distances were measured with EDM equipment and have been adjusted for temperature and pressure.
- The property (boundary) line survey exceeds the minimum requirements of an Urban Land Survey Category 1 on per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the adjusted survey is greater than 1 foot in 10,000 feet.
- Information concerning site utility services and easements shown hereon is based on visible evidence noted during the survey. Information provided by utility representatives or information shown on original construction plans by others. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
- Information concerning major utilities or easements shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size location, depth, and availability of service should be confirmed by local utility agencies.
- The property shown hereon is located within the City of Spring Hill, Meigs County, TN. All matters pertaining to construction, use, location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, asbestos problems, etc. are subject to the City of Spring Hill's Zoning Regulations as interpreted and regulated by the Department of Planning and Codes.
- The area of the parcel as shown hereon is 0.75 Acres or 32,664 Square Feet.
- This property currently identified as a portion of Tax Map No. 43 Parcel No. 015.06. For designation shown thus (F) Indicates Parcel Numbers for sold map.
- Plot reference: n/a
- Deed reference: as noted in owner block
- Bearings based on: Tennessee State Plane, zone 4100.
- This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
- This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
- This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express recital by the surveyor naming said person.
- The certification as provided on this survey is, purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
- The certification is not an expressed or implied warranty or guarantee.
- This property is not located in a Special Flood Hazard Area as shown on FEMA Flood Insurance Rate Map, Community Panel No. 47119C 0185 E, dated April 16, 2007, and shown hereon graphically, and modified by Letter of Map Amendment Case No. 12-04-3581X, dated June 14, 2012. (100 year flood elevation is 659.9 NAVD83).

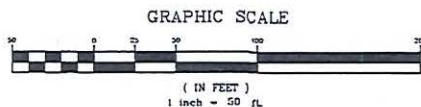


Lot Table

LOT #	ADDRESS	SQ. FEET	ACRES
101	4149 River Links Drive	8,369	0.19
102	4153 River Links Drive	8,943	0.21

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CT	126.00'	41.24'	41.05'	N 67°20'01" W	16°45'02"
CD	126.00'	28.05'	28.02'	N 83°21'54" W	13°09'41"
CJ	265.00'	86.91'	86.53'	S 67°11'45" E	18°47'35"
CL	265.00'	61.48'	61.34'	S 83°14'17" E	13°17'33"
CS	265.00'	158.43'	157.42'	S 21°51'08" E	37°03'51"
CE	265.00'	41.63'	41.19'	S 73°30'09" E	37°40'09"



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

Legend

- OP Iron Rod Found
- IP Iron Rod Set
- IPF Iron Pipe Found
- AKLE Aisle Found
- CDM Concrete Monument Existing
- PKPKF PK Nail Found
- PKPKS PK Nail Set
- RRSS Railroad Spike Found
- RRSSS Railroad Spike Set
- Bench Mark
- Stake Found
- Fire Hydrant
- Water Meter
- Water Valve
- Water Reducer
- Clean Out
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Catch Basin
- Curb Inlet
- Storm Pipe
- Cable Manhole
- Electric Manhole
- Telephone Manhole
- Water Manhole
- Electric Meter
- Cable Riser
- Electric Riser
- Telephone Riser
- Telephone Booth
- Gas Meter
- Gas Valve
- Light Pole
- Power Pole
- Telephone Pole
- Guy Pole
- Power Pole
- Flag Pole
- Guy Wire
- Mailbox
- Parking Disk
- Setback Sign
- Handicap Parking
- Water Spigot
- Ballard
- Evergreen Tree
- Deciduous Tree
- Bush
- Sign

OPEN SPACE NOTE:
ALL OPEN SPACE AREA AND ALLEY ARE PUBLIC UTILITIES AND DRAINAGE EASEMENT. THE MAINTENANCE OF ALL OPEN SPACE AND ALLEYS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

DEVELOPMENT SUMMARY

ZONE - R2 - PUD
Phase 5B
TOTAL AREA - 32,664 S.F., 0.75 Acres
PIO Tax Map 43, Parcel 15.06
Total Lots - 2
Area in Right of Way - 3,619 S.F.
Area in Alley Way - 11,733 S.F.
Area in Flood Plain - 8 SQ. FT., 0.00 Acres

Minimum Building Setbacks

- 30' Lot must have 30' building envelope
- Front Yard - 12 feet
- Rear Yard - 15 feet
- Side Yard - 3 feet and 4.5 feet, as shown
- 45' Lot must have a 45' building envelope
- Front Yard - 12 feet
- Rear Yard - 15 feet
- Side Yard - 3 feet and 7 feet, as shown

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 2-255, Page 442, County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) consent, establish the minimum building restriction lines, and that others of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date: 10/16/14 2014
Owner: Kings Creek, LLC RANDALL SHAW
Title (if acting for partnership or corporation): Managing Partner

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled KINGS CREEK, PHASE 5B, SECTION 1 have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date: 10-22-14 2014
Name, Title and Agency of Authorized Approving Agent: [Signature]

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I, (we) hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled KINGS CREEK, PHASE 5B, SECTION 1 have been installed in accordance with current local and state government requirements, or a sufficient bond or cash has been filed which will guarantee said installation.

Date: 10-22-14 2014
Name, Title and Agency of Authorized Approving Agent: [Signature]

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that this is a true and accurate survey of the property shown hereon; that this is a Class "T" Land Survey as defined in Title 52, Chapter 16, Tennessee Code Annotated; and that the ratio of precision is greater than or equal to 1:10,000.

Date: 9/9 2014
Allen B. O'Leary, PLS
T# 61807



SITE VICINITY MAP
N.T.S.

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Spring Hill Subdivision Ordinance, with the exception of each section, if any, we are noted in the minutes of the planning commission, and that it has been approved for recording in the Office of the County Register.

Date: 10-22-14 2014
Secretary, Planning Commission: [Signature]

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

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

Date: 10-22-14 2014
Appropriate Governmental Representative: [Signature]

CERTIFICATE OF COMMON AREAS DEDICATION

Kings Creek, LLC, in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within for recreation for KINGS CREEK, PHASE 5B, SECTION 1 and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Dedication of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made a part of this plat.
Date: 10/16/14 2014
Owner: Kings Creek, LLC

10/23/2014-10:50 AM
14011946

1 NEW 1 AL - PLAN
DATE: 10/23/2014
PLAT BOOK: P20
PAGE: 186
NO. 315, 400 W. 22, 23 AND 24
NASHVILLE, TENNESSEE 37203
JOHN FLECKING
REGISTERED PROFESSIONAL

DRAWN BY: ASD
SCALE: 1"=50'
JOB NO: 14-0026
DATE: August 12, 2014

REVISIONS:

NO. DATE BY

SHEET:

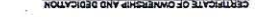
1 of 1

MINOR PLAT
KINGS CREEK
PHASE 5B, Section 1
A PLANNED UNIT DEVELOPMENT
SHAW ENTERPRISES, LLC
113 NASHVILLE HIGHWAY
COLUMBIA, TN 38401

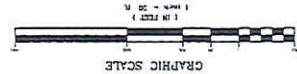
O'LEARY & ASSOCIATES
LAND SURVEYING
2558 Nashville Highway * Columbia, TN 38401 * (931) 489-2088
allen@olearyaa.com

FINAL PLAT
KINGS CREEK
PHASED SECTION

PHASE 0B, SECTION 2
A PLANNED UNIT DEVELOPMENT
SHAW ENTERPRISES, LLC
113 NASHVILLE HIGHWAY



OPEN SPACE NOTE:
ALL OPEN SPACE AREA AND ALLY ARE A PUBLIC UTILITIES AND DRAINAGE EASEMENT. THE MAINTENANCE OF ALL OPEN SPACE AND ALLY IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.



NAME	DATE	TIME	LOCATION	STATUS
JOHN DOE	2023-10-26	10:00	Room 101	Present
JANE SMITH	2023-10-26	10:00	Room 101	Present
JOHN DOE	2023-10-26	10:00	Room 101	Present
JANE SMITH	2023-10-26	10:00	Room 101	Present
JOHN DOE	2023-10-26	10:00	Room 101	Present
JANE SMITH	2023-10-26	10:00	Room 101	Present
JOHN DOE	2023-10-26	10:00	Room 101	Present
JANE SMITH	2023-10-26	10:00	Room 101	Present
JOHN DOE	2023-10-26	10:00	Room 101	Present
JANE SMITH	2023-10-26	10:00	Room 101	Present

[illegible][illegible][illegible][illegible]

2-11-16
Date

James T. H. Agency for Agriculture
Signature

2-11-82

2.6

Name, Title and Agency of Authorized Approving Agent

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

[The undersigned hereby certifies that the above statements contained on this form are true and correct.]

[illegible]

2/4

CERTIFICATE OF OWNERSHIP AND DEDICATION

Area in Flood Plain - 0.58 Acres