M E M O R A N D U M

To: Board of Mayor and Aldermen

CC: Amanda Buckalew, Interim City Administrator

From: Ceagus Clark, Planning and Codes Director

Re: Subdivision Infrastructure and Street Acceptance, Copes Crossing-Phase 2

Date: September 3, 2026

The White House Planning Commission on Monday, August 10, 2026 recommended acceptance of the improvements in Copes Crossing-Phase 2. All plats for this phase have been recorded at the Robertson County Register of Deeds office. This phase is beyond the required maintenance bonds.

The public subdivision improvements were inspected and approved by Public Services and meet the subdivision regulations for acceptance under section 3-101.7

3-101.7 Acceptance of Dedication Offers

Acceptance of formal offers of dedication of public ways, easements, and parks shall be by formal action of the governing body or other agency ultimately responsible for acceptance of the facilities. Such action shall be in the form of a resolution recommended by the Planning Commission to the accepting body. The approval by the Planning Commission of a subdivision plat shall not be deemed to constitute or imply an acceptance by the local government or other agency ultimately responsible for acceptance of the facilities of any public way, easement, or other ground shown on the plat. The Planning Commission may require the plat to be endorsed with appropriate notes to this effect.

CITY OF WHITE HOUSE, TENNESSEE

Planning & Codes Department

VALUE OF PUBLIC IMPROVEMENTS PROPOSED FOR ACCEPTANCE

Copes Crossing Subdivision, Phases 1A, 1B, and 2

Developer: Pulte Group

Planning Commission: August 10, 2026

Section 3-102.201 of the White House Subdivision Regulations requires the value of improvements to be listed on a form provided by the City Engineer prior to acceptance of dedication. Section 3-103 requires a one (1) year maintenance bond in an amount not less than ten (10) percent of the total or principal amount of improvements. The values below are taken from the approved bond calculation worksheets prepared for each phase.

Phase 1A

Bond calculation worksheet dated July 22, 2022

Improvement Category	**Quantity**	**Value**	**Maint. @ 10%**
Street lights	2 poles	$7,856.00	
Stormwater (pipe and detention)	411 LF; 1 pond	$80,825.00	
Sewer (mains, manholes, connections)	690 LF; 5 MH; 7 conn.	$104,800.00	
Sidewalk and curb	7,100 SF; 1,420 LF	$156,340.00	
Asphalt	334.09 tons	$30,068.50	
Landscaping	None this phase	$0.00	
Phase 1A Total		**$379,889.50**	**$37,988.95**

Phase 1B

Bond calculation worksheet dated September 28, 2022

Improvement Category	**Quantity**	**Value**	**Maint. @ 10%**
Street lights	8 poles	$31,424.00	
Stormwater (pipe and detention)	1,748 LF; 1 pond	$137,400.00	
Sewer (mains, manholes, connections)	1,877 LF; 5 MH; 43 conn.	$283,240.00	
Sidewalk and curb	17,355 SF; 3,442 LF	$380,795.00	
Asphalt	851.71 tons	$76,653.50	
Landscaping	24 trees; 29 shrubs	$11,030.00	
Phase 1B Total		**$920,542.50**	**$92,054.25**

Phase 2

Bond calculation worksheet dated September 28, 2022

Improvement Category	Quantity	Value	Maint. @ 10%
Street lights	6 poles	$23,568.00	
Stormwater (pipe)	1,735 LF	$86,750.00	
Sewer (mains, manholes, connections)	1,641 LF; 12 MH; 50 conn.	$282,920.00	
Sidewalk and curb	16,900 SF; 3,362 LF	$371,310.00	
Asphalt	724.66 tons	$65,219.00	
Landscaping	26 trees; 25 shrubs	$11,500.00	
Phase 2 Total		**$841,267.00**	**$84,126.70**

Summary of All Phases

Improvement Category	Phase 1A	Phase 1B	Phase 2	Total
Street lights	$7,856.00	$31,424.00	$23,568.00	$62,848.00
Stormwater	$80,825.00	$137,400.00	$86,750.00	$304,975.00
Sewer	$104,800.00	$283,240.00	$282,920.00	$670,960.00
Sidewalk and curb	$156,340.00	$380,795.00	$371,310.00	$908,445.00
Asphalt	$30,068.50	$76,653.50	$65,219.00	$171,941.00
Landscaping	$0.00	$11,030.00	$11,500.00	$22,530.00
Total value of improvements	**$379,889.50**	**$920,542.50**	**$841,267.00**	**$2,141,699.00**
Maintenance bond at 10%	**$37,988.95**	**$92,054.25**	**$84,126.70**	**$214,169.90**