



City of

SPRING HILL

TENNESSEE

est. 1809

## **AGENDA PACKET**

**Municipal Planning Commission**

**Planning Commission**

**March 23, 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

**March 23, 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 MARCH 9, 2026, PLANNING COMMISSION REGULAR MEETING MINUTES

Attachment: [DRAFT Regular Meeting Minutes 3.9.26.pdf](#)

### F. BONDS

1. PC Resolution 26-09 to Establish a Performance Bond for Big Blue Marble Academy
2. PC Resolution 26-10 Release to Maintenance Bond for Sawgrass West Phase 1
3. PC Resolution 26-11 Offer of Dedication Sawgrass West Phase 1
4. PC Resolution 26-12 Release Maintenance Bond for Sawgrass Phase 2
5. PC Resolution 26-13 Offer of Dedication for Sawgrass Phase 2
6. PC Resolution 26-14 Release Maintenance Bond for Sawgrass Phase 3
7. PC Resolution 26-15 Offer of Dedication for Sawgrass Phase 3
8. PC Resolution 26-16 Release Maintenance Bond for Kroger Traffic Signal
9. PC Resolution 26-17 Release Maintenance Bond for Aubreys Restaurant
10. PC Resolution 26-18 Release Maintenance Bond for Calliber Collision
11. PC Resolution 26-19 Release Maintenance Bond for Arbor Valley Water Tank
12. PC Resolution 26-20 Release Maintenance Bond for Publix
13. PC Resolution 26-21 Release the Maintenance Bond for Harvest Point Phase 11
14. PC Resolution 26-22 Release the Existing Performance Bond and Establish a Maintenance Bond for Harvest Point Phase 11
15. PC Resolution 26-23 Release the Maintenance Bond for Harvest Point Phase 12
16. PC Resolution 26-24 Release the Existing Performance Bond and Establish a Maintenance Bond for Harvest Point Phase 12
17. PC Resolution 26-25 Release the Maintenance Bond for Harvest Point Phase 14
18. PC Resolution 26-26 Release the Existing Performance Bond and Establish a Maintenance Bond for Harvest Point Phase 14
19. PC Resolution 26-27 Release the Maintenance Bond for Harvest Point Phase 15

20. PC Resolution 26-28 Release the Existing Performance Bond and Establish a Maintenance Bond for Harvest Point Phase 15
21. PC Resolution 26-29 Release Maintenance Bond for June Lake Water Tank

Attachment: [Bond Packet.pdf](#)

## G. OLD BUSINESS

## H. NEW BUSINESS

### 1. STP 1989-2025

Submitted by BCA for June Lake, Collective. The property is located to the north of June Lake Boulevard, and east of Buckner Lane within Pod K of June Lake. The property is zoned Planned Zoning District (PZD) Gateway Commercial Retail (G-CR) and is approximately 1.73 acres. The applicant is requesting site plan approval for two 1-story, commercial buildings and associated infrastructure. The two buildings will be approximately 7,590 and 8,030 square feet. Planner: Kyle Spires

Attachment: [STP 1989-2025 June Lake Collective sr.pdf](#)

Attachment: [04 JUNE LAKE POD K LOT 7 COLLECTIVE - SITE PLAN.pdf](#)

### 2. STP 2010-2026

Submitted by the Spring Hill Water Department for Spring Hill Water Department Relocation. The property known as 3636 Royal Park Boulevard. It is located south of Royal Park Boulevard, to the east of Kedron Road. The property is zoned (I-1) Light Industrial and is approximately 12.04 acres. The applicant is requesting design review for the addition of three metal buildings totaling 5,900 gross square feet to the east side of the gates parking lot. Planner: Kali-Flynn Burke

Attachment: [STP 2010-2026 Spring Hill Water Relocation sr.pdf](#)

Attachment: [Spring Hill Water Department Relocation - Revised Site Plan.pdf](#)

### 3. SPm 2014-2026

Submitted by Crunk Engineering for Wakefield Multi-Family. The property is located on the west side of Commonwealth Drive, to the north of Duplex Road. The property is zoned (R-2) Single-Family District, PUD and is 15.99 acres. The applicant is requesting a site plan modification to revise sidewalks, relocate a playground, and adding a grill pad, dog park, and an ADA parking space. Planner: Gil Morin

Attachment: [SPm 2014-2026 Wakefield Multi Family sr.pdf](#)

Attachment: [WakefieldMultifamily JMB Comment Response.pdf](#)

Attachment: [WakefieldMultifamily JMB SitePlan.pdf](#)

## I. OTHER BUSINESS

## J. ROUND TABLE

## K. ADJOURN

**SPRING HILL  
MUNICIPAL PLANNING COMMISSION  
REGULAR MEETING MINUTES  
MONDAY, MARCH 9, 2026  
5:30 P.M.**

**A. CALL TO ORDER**

*Chairman Droke called the meeting to order at 5:30PM.*

**B. ROLL CALL**

Members Present: Mayor Matt Fitterer, Chairman Liz Droke, Commissioner Jamiee Davis, Commissioner Sam Isbell, Commissioner Greg Groninger, and Commissioner Amanda Rondeau.

Staff Present: Senior Planner Gilles Morin, City Engineer Karol Czerwonka, Associate Engineer Ryan Turley, Associate Planner Kyle Spires, Assistant Planner Tobias Faucher, Planning Assistant Alexa Salas, and acting City Attorney Joshua Hogan.

**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. If you have any comments regarding agenda and non-agenda items, please submit your public comments to [PCPublicComment@springhilltn.org](mailto:PCPublicComment@springhilltn.org).”*

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

**E. PUBLIC COMMENT (AGENDA ITEMS)**

*Citizen Allan Booth 1036 Clark Road Spring Hill TN, spoke regarding items RZN 1940-2025 and RZN 2011-2026.*

**F. ACCEPTANCE OF MEETING MINUTES FEBRUARY 9, 2026, REGULAR MEETING MINUTES.**

*Mayor Fitterer made a motion for approval of February 9, 2026, meeting minutes. The motion was seconded by Commissioner Groninger. The motion to approve February 9, 2026, meeting minutes passed by a vote of 6-0.*

**G. APPROVAL OF THE AGENDA**

*Chairman Droke requested item five PDM 1964-2025 be taken off the consent agenda and moved to New Business. Mayor Fitterer made a motion to approve the agenda as amended. The motion was seconded by Commissioner Davis. The motion to approve the agenda as amended, passed by a vote of 6-0.*

**H. CONSENT AGENDA**

1. PC Resolution 26-7 to Release Maintenance Bond for Barton Hills Phase 1b.2
2. PC Resolution 26-8 to Release to Existing Performance Bond and Establish a Maintenance Bond for Barton Hills Phase 1b.2
3. **RZN 1940-2025:** Submitted by the Richmond Company for **Spring Hill Commerce Center**. The property is located on the east side of I-65, known as a 25-acre tract (2860 Clark Road). The property is zoned (AG) Agricultural District. The applicant is requesting to rezone from AG to (I-2) General Industrial.  
**Planner: Kyle Spires**
4. **RZN 2011-2026:** Submitted by the Richmond Company for **Spring Hill Commerce Center**. The property is located on the east side of I-65, known as a 19-acre tract (0 Clark Road). The property is zoned (AG) Agricultural District. The applicant is requesting to rezone from AG to (I-2) General Industrial. **Planner: Kyle Spires**

*Mayor Fitterer made a motion to approve consent agenda with all staff associated conditions of approval and findings of fact. Commissioner Davis seconded the motion. The motion to approve the consent agenda passed by a vote of 6-0.*

**I. OLD BUSINESS****J. NEW BUSINESS**

1. **RZN 1995-2026:** Submitted by Southeast Venture, LLC for **June Lake, Collector Road PZD**. The property is located to the west of I-65, and south of Thompson Station Road East. The property is zoned (PZD), Planned Zoning District and is approximately 702 acres. The applicant is requesting to amend the PZD street classification types. **Planner: Gil Morin**

*Mayor Fitterer made a motion to defer RZN 1995-2026. The motion was seconded by Commissioner Davis. The motion to defer RZN 1995-2026 passed by a vote of 6-0.*

2. **PDM 1964-2025:** Submitted by Ragan Smith for **Arbor Valley, Phases 7 & 8**. The property is zoned PUD with a base zoning of (R-2) Single-Family District with the overall PUD containing approximately 259 acres. The applicant is requesting to modify the development plan by adjusting lot and road layouts and reduce density. **Planner: Tobias Faucher**

*Mayor Fitterer made a motion to defer PDM 1964-2025. The motion was seconded by Commissioner Davis. The motion to defer RZN 1995-2026 passed by a vote of 6-0*

**K. OTHER BUSINESS**

2/5

**L. COMMISSION COMMENT**

**M. STAFF COMMENT**

**N. ADJOURN**

*Chairman Droke adjourned the meeting at 5:36 PM.*

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

X \_\_\_\_\_  
P.C. Secretary

## Spring Hill Planning Commission Bond Agenda



TO: Spring Hill Planning Commission  
FROM: Missy Stahl, CIP Director  
Will Goats, Project Manager  
MEETING: March 23, 2026  
SUBJECT: Establish additional on-site performance bond for Big Blue Marble Academy

**Background:** The developer is installing landscaping that needs to be bonded. This development was approved on the April 2024 PC Agenda (STP 1545-2024). The developer has submitted the required documentation for the application of the bonds.

**Request:**

- Approve Resolution 26-09 to establish a performance bond for Big Blue Marble Academy

**RESOLUTION 26-09 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR  
LANDSCAPING IMPROVEMENTS TO BIG BLUE MARBLE**

**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; and

**WHEREAS**, the following on-site improvements are required pursuant to the Final Plat:  
*Installation of landscaping; 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 **\$135,000.00**; 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 two-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 Big Blue Marble landscaping improvements in the amount of **\$135,000.00**.

Passed and adopted this 13<sup>th</sup> day of April, 2026.

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

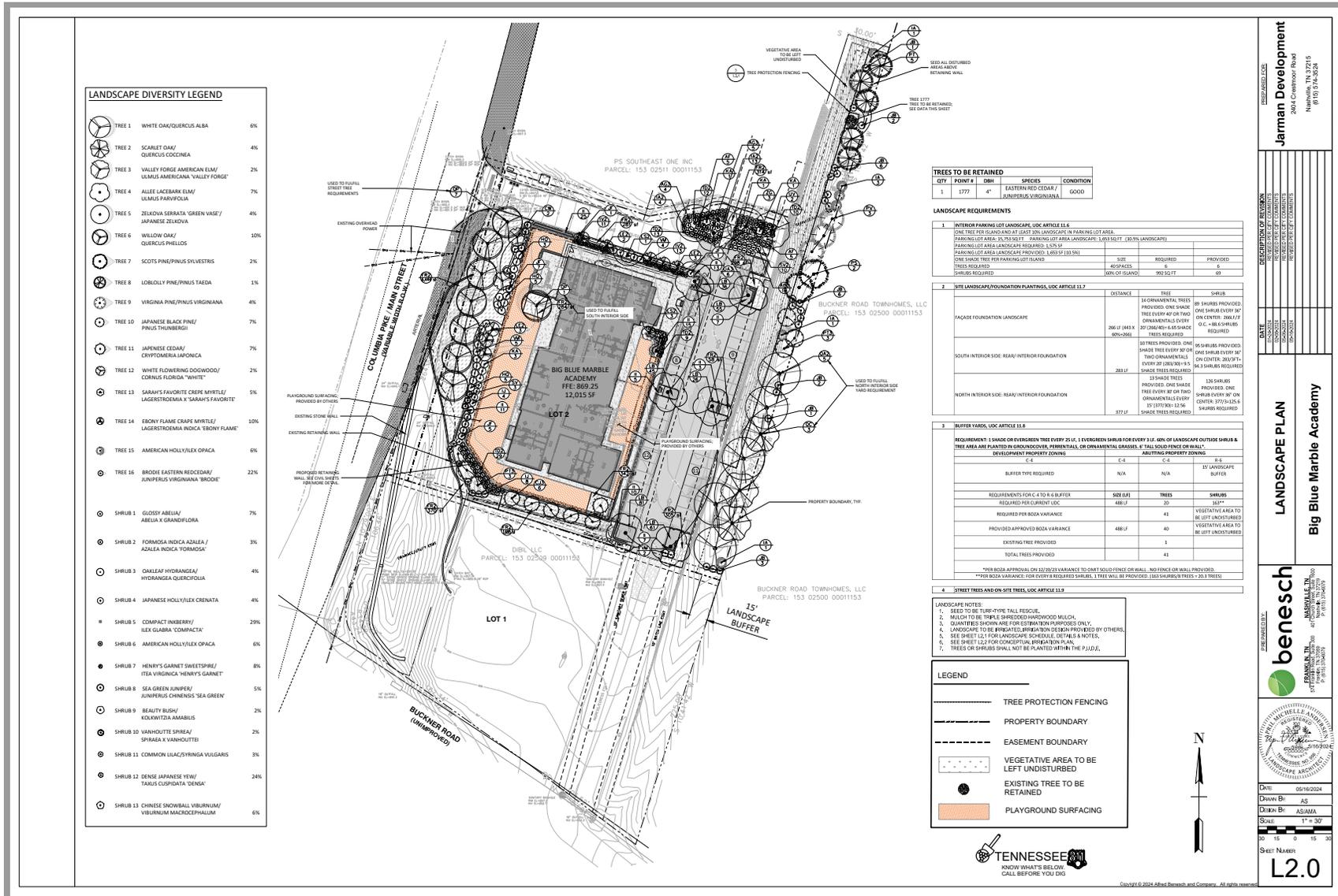
\_\_\_\_\_  
Gilles Morin, Secretary



### Utility Information Sheet - Performance Bond

Development	Big Blue Marble Academy		
	Phase	Section	Number of Lots
			1

Cost to Install: (if applicable)	
<b>1. Landscaping Cost:</b>	\$ 90,000.00
Number of trees	83
Tree size	Ranging from 8' to 12'
Number of shrubs	310
Shrub size	Minimum 30"
Number of flowers	n/a
Flower size	n/a
<b>TOTAL COST:</b>	\$ 90,000.00
Developer Signature	Date
<i>Chris Kennison</i>	3/18/2026
FOR INTERNAL USE ONLY:	
Total amount of bond:	<b>\$135,000.00</b>
Cost verified by staff:	<i>[Signature]</i>
	City Signature













## Spring Hill Planning Commission Bond Agenda



TO: Spring Hill Planning Commission  
FROM: Missy Stahl, CIP Director  
Will Goats, Project Manager  
MEETING: March 23, 2026  
SUBJECT: Release the maintenance bond and recommend acceptance of dedication of road right-of-way and public improvements for Sawgrass West Phase 1

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**Background:** A maintenance bond was established in the amount of \$83,621.40 for Sawgrass West Phase 1 in February 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, street lights, stormwater surface maintenance, and final topping. Final topping was installed in October 2023.

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 26-10 to release the maintenance bond for Sawgrass West Phase 1
- Approve Resolution 26-11 to recommend acceptance and dedication of road right-of-way and public improvements for Sawgrass West Phase 1

**RESOLUTION 26-10 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
SAWGRASS WEST 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, 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 Sawgrass West Phase 1 in the amount of \$83,621.40 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for Sawgrass West Phase 1 in the amount of **\$83,621.40** is hereby approved.

Passed and adopted this 13<sup>th</sup> day of April, 2026.

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

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

**RESOLUTION 26-11 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  
SAWGRASS WEST PHASE 1**

**WHEREAS**, Lennar Homes of Tennessee, LLC has a recorded Final Plat for Sawgrass West Phase 1 in Maury County Plat Book P22, Page 325; 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 Sawgrass West Phase 1A as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 13<sup>th</sup> day of April, 2026.

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

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



### CERTIFICATE OF SATISFACTORY COMPLETION

Date: 3.5.21

Lennar Homes of Tennessee, LLC  
Sawgrass West  
Phase 1

Development Name: Sawgrass West

Phase or Section of Construction: Phase 1

Public Improvements: Sidewalks, street signs, street lights, 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



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: March 23, 2026  
SUBJECT: Release the maintenance bond and recommend acceptance of dedication of road right-of-way and public improvements for Sawgrass Phase 2

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**Background:** A maintenance bond was established in the amount of \$96,632.40 for Sawgrass Phase 2 in February 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, street lights, stormwater surface maintenance, and final topping. Final topping was installed in October 2023.

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 26-12 to release the maintenance bond for Sawgrass Phase 2
- Approve Resolution 26-13 to recommend acceptance and dedication of road right-of-way and public improvements for Sawgrass Phase 2

**RESOLUTION 26-12 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
SAWGRASS PHASE 2**

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

**WHEREAS**, the existing Letter of Credit, considered a “maintenance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, 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 Sawgrass Phase 2 in the amount of \$96,632.40 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for Sawgrass Phase 2 in the amount of **\$96,632.40** is hereby approved.

Passed and adopted this 13<sup>th</sup> day of April, 2026.

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

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

**RESOLUTION 26-13 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  
SAWGRASS PHASE 2**

**WHEREAS**, Lennar Homes of Tennessee, LLC has a recorded Final Plat for Sawgrass Phase 2 in Maury County Plat Book P22, Page 301; 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 Sawgrass Phase 2 as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 13<sup>th</sup> day of April, 2026.

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

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



### CERTIFICATE OF SATISFACTORY COMPLETION

Date: 3.5.21

Lennar Homes of Tennessee, LLC  
Sawgrass  
Phase 2

Development Name: Sawgrass

Phase or Section of Construction: Phase 2

Public Improvements: Sidewalks, street signs, street lights, stormwater surface maintenance, and final topping to all streets with 1 1/2 inches of hot mix asphalt

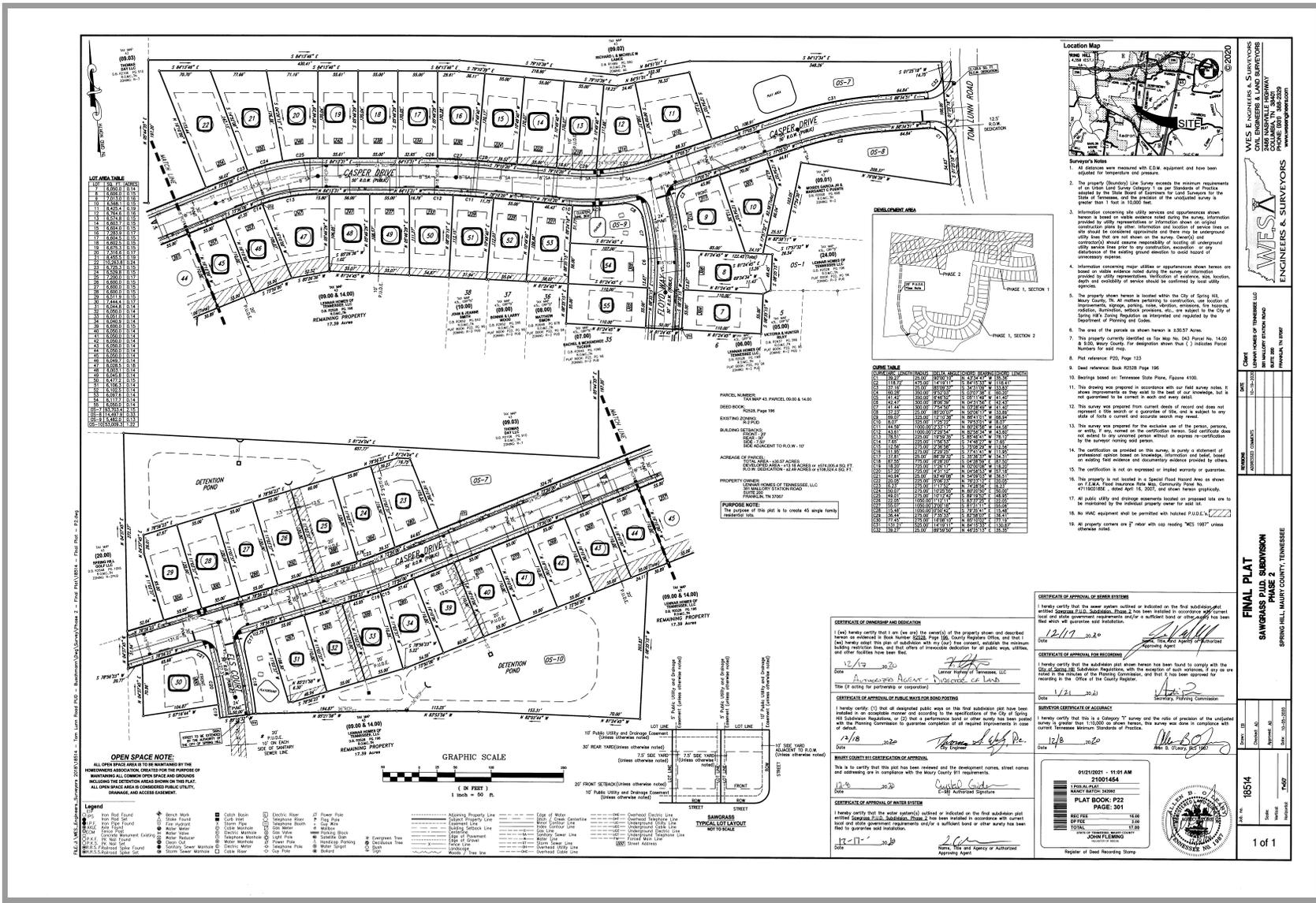
I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

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



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: March 23, 2026  
SUBJECT: Release the maintenance bond and recommend acceptance of dedication of road right-of-way and public improvements for Sawgrass Phase 3

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**Background:** A maintenance bond was established in the amount of \$44,050.80 for Sawgrass Phase 3 in February 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, street lights, stormwater surface maintenance, and final topping. Final topping was installed in October 2023.

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 26-14 to release the maintenance bond for Sawgrass Phase 3
- Approve Resolution 26-15 to recommend acceptance and dedication of road right-of-way and public improvements for Sawgrass Phase 3

**RESOLUTION 26-14 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
SAWGRASS PHASE 3**

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

**WHEREAS**, the existing Letter of Credit, considered a “maintenance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, 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 Sawgrass Phase 3 in the amount of \$44,050.80 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for Sawgrass Phase 3 in the amount of **\$44,050.80** is hereby approved.

Passed and adopted this 13<sup>th</sup> day of April, 2026.

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

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

**RESOLUTION 26-15 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  
SAWGRASS PHASE 3**

**WHEREAS**, Lennar Homes of Tennessee, LLC has a recorded Final Plat for Sawgrass Phase 3 in Maury County Plat Book P22, Page 466; 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 Sawgrass Phase 3 as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 13<sup>th</sup> day of April, 2026.

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

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



### CERTIFICATE OF SATISFACTORY COMPLETION

Date: 3-5-26

Lennar Homes of Tennessee, LLC  
Sawgrass  
Phase 3

Development Name: Sawgrass

Phase or Section of Construction: Phase 3

Public Improvements: Sidewalks, street signs, street lights, stormwater surface maintenance, and final topping to all streets with 1 1/2 inches of hot mix asphalt

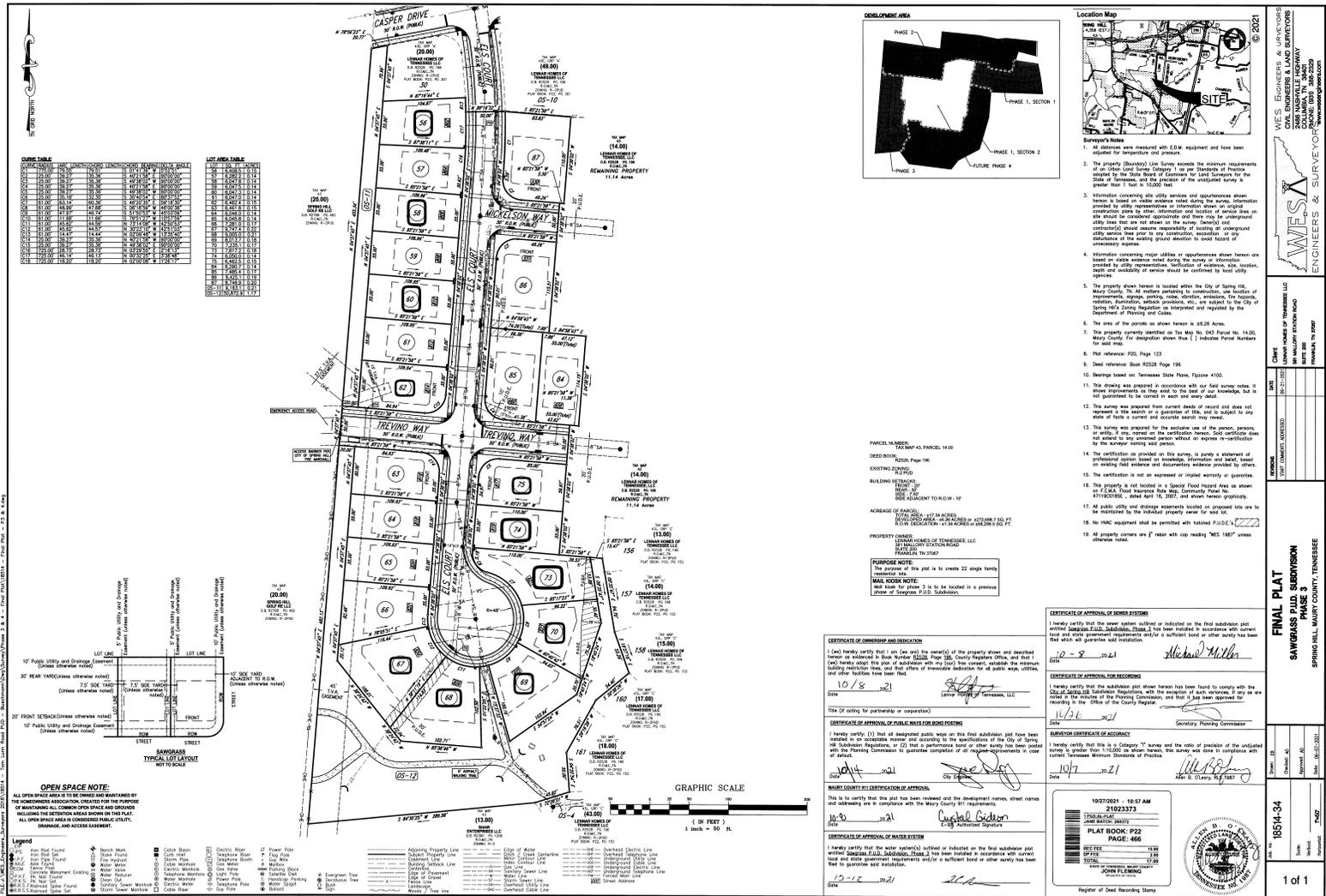
I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

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



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## Spring Hill Planning Commission Bond Agenda



TO: Spring Hill Planning Commission  
FROM: Missy Stahl, CIP Director  
Will Goats, CIP Project Manager  
MEETING: March 23, 2026  
SUBJECT: Release the maintenance bond for Kroger 594 expansion on Port Royal Road

**Background:** A maintenance bond was established in the amount of \$97,500.00 for Kroger expansion Traffic Signal in February 2024. The maintenance bond guarantees that certain improvements installed have been functioning in accordance with plans for a minimum of twelve months, including installation of a traffic signal.

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 26-16 to release the maintenance bond for Kroger 594 Expansion.

**RESOLUTION 26-16 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
TRAFFIC SIGNAL FOR KROGER 594 EXPANSION ON PORT ROYAL  
ROAD**

**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, installation of a traffic signal; 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 Kroger 594 Traffic Signal in the amount of \$97,500.00 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for Kroger 594 Traffic Signal in the amount of **\$97,500.00** is hereby approved.

Passed and adopted this 13<sup>th</sup> day of April, 2026.

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

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



### CERTIFICATE OF SATISFACTORY COMPLETION

Date: 3.5.21

The Kroger Company

Development Name: Kroger Traffic Signal

Phase or Section of Construction: \_\_\_\_\_

Public Improvements: Installation of traffic signal

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, CIP Project Manager  
MEETING: March 23, 2026  
SUBJECT: Release the maintenance bond for Aubrey's Restaurant

---

**Background:** A maintenance bond was established in the amount of \$7,491.00 for sidewalks and ADA ramp in April 2025. The maintenance bond guarantees that certain improvements installed have been functioning in accordance with plans for a minimum of twelve months, including installation of sidewalks and ADA ramp.

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 26-17 to release the maintenance bond for Aubrey's Restaurant

**RESOLUTION 26-17 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
AUBREY’S RESTAURANT**

**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, installation of sidewalks and ADA ramps; 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 Aubrey’s Restaurant in the amount of \$7,491.00 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for Aubrey’s Restaurant in the amount of **\$7,491.00** is hereby approved.

Passed and adopted this 13<sup>th</sup> day of April, 2026.

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

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



**CERTIFICATE OF SATISFACTORY COMPLETION**

Date: 3.5.26

Aubrey's Inc.  
Aubrey's Restaurant Sidewalk

Development Name: Aubrey's Restaurant

Phase or Section of Construction: \_\_\_\_\_

Public Improvements: Sidewalks and ADA Ramps  
\_\_\_\_\_

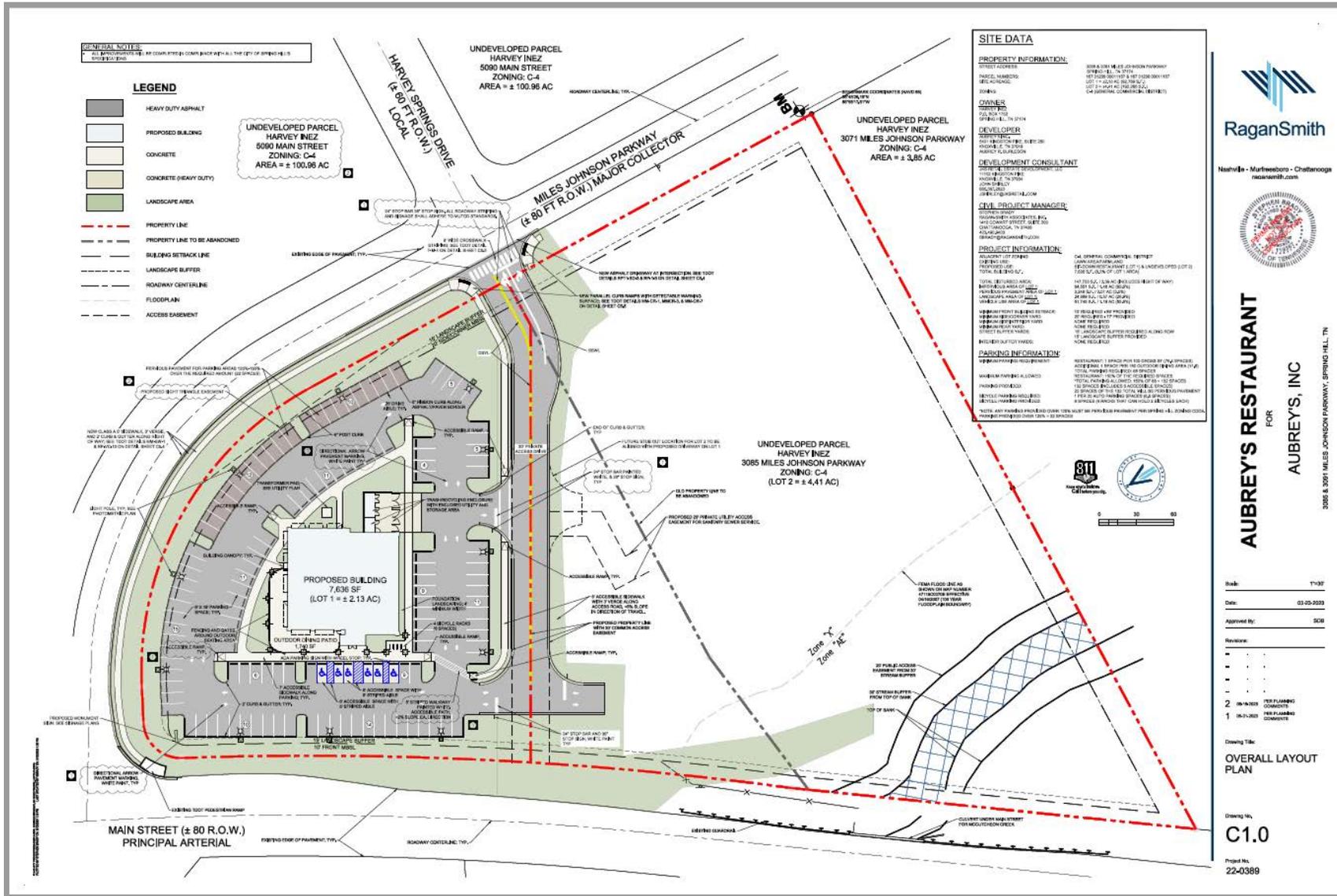
I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

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

  
\_\_\_\_\_

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## Spring Hill Planning Commission Bond Agenda



TO: Spring Hill Planning Commission  
FROM: Missy Stahl, CIP Director  
Will Goats, CIP Project Manager  
MEETING: March 23, 2026  
SUBJECT: Release the maintenance bond for Caliber Collision

---

**Background:** A performance bond was established in the amount of \$6,875.00 for sidewalks and ADA ramps in March 2024. The performance bond guarantees installation of improvements including installation of sidewalks and ADA ramps. All improvements were completed in December 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 26-18 to release the maintenance bond for Caliber Collision.

**RESOLUTION 26-18 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
CALIBER COLLISION**

**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, installation of sidewalks and ADA ramps; 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 Caliber Collision in the amount of \$6,875.00 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for Caliber Collision in the amount of **\$6,875.00** is hereby approved.

Passed and adopted this 13<sup>th</sup> day of April, 2026.

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

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



### CERTIFICATE OF SATISFACTORY COMPLETION

Date: 3.5.26

Holtsclaw Construction  
Caliber Collision

Development Name: Caliber Collision

Phase or Section of Construction: \_\_\_\_\_

Public Improvements: Installing sidewalks in public right of way  
\_\_\_\_\_

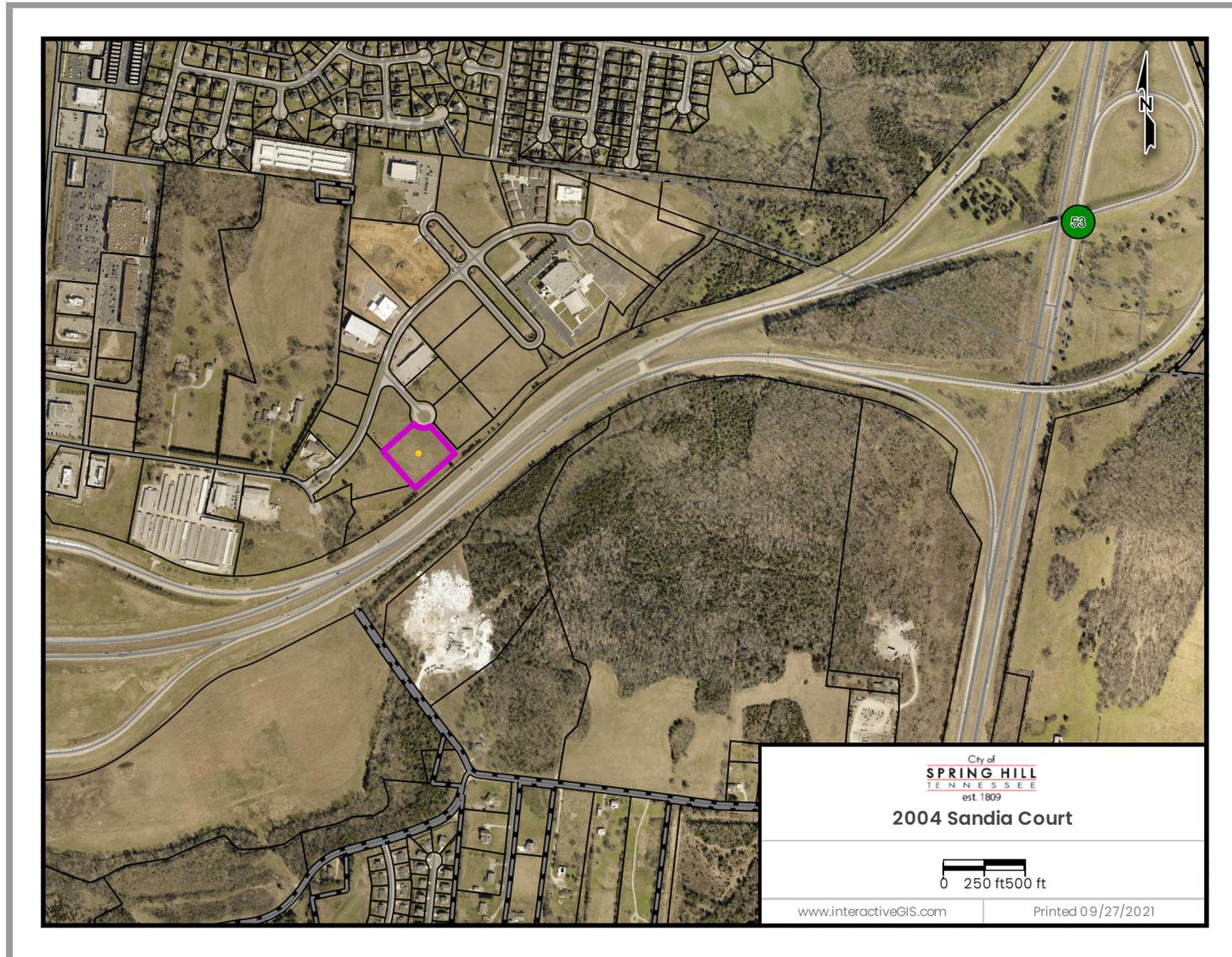
I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

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



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## Spring Hill Planning Commission Bond Agenda



TO: Spring Hill Planning Commission  
FROM: Missy Stahl, CIP Director  
Will Goats, Project Manager  
MEETING: March 23, 2026  
SUBJECT: Release the maintenance bond for Arbor Valley Water Tank

---

**Background:** A maintenance bond was established in the amount of \$653,687.00 for Arbor Valley Water Tank in April 2025. The maintenance bond guarantees that certain improvements have been functioning in accordance with plans for a minimum of twelve months, to include installation of a water tank.

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

The Arbor Valley Water Tank was accepted by the City of Spring Hill Board of Mayor and Aldermen through an Offer of Dedication, as approved by Resolution No. 25-98.

**Request:**

- Approve Resolution 26-19 to release the maintenance bond for Arbor Valley Water Tank

**RESOLUTION 26-19 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
ARBOR VALLEY WATER TANK**

**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, installation of a water tank; 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**, the Arbor Valley Water Tank was conveyed to the City of Spring Hill through an Offer of Dedication, which was accepted by the Board of Mayor and Aldermen pursuant to Resolution No. 25-98; and

**WHEREAS**, release of said maintenance bond shall be contingent upon the Board of Mayor and Alderman approving a resolution to release the maintenance bond for public improvements for said development; and

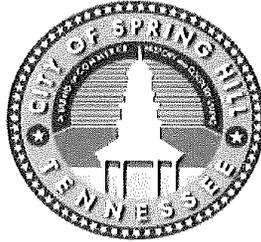
**WHEREAS**, it is the recommendation of City staff that the Maintenance Bond for Arbor Valley Water Tank in the amount of \$653,687.00 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for Arbor Valley Water Tank in the amount of **\$653,687.00** is hereby approved.

Passed and adopted this 13<sup>th</sup> day of April, 2026.

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

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



**CERTIFICATE OF SATISFACTORY COMPLETION**

Date: 3/19/2026

Goodall Homes  
Arbor Valley  
Water Tank

Development Name: Arbor Valley

Phase or Section of Construction: Water Tank

Public Improvements: Installation of a water tank.

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:  
*Spring Hill Water General Manager*

199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174  
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## Spring Hill Planning Commission Bond Agenda



TO: Spring Hill Planning Commission  
FROM: Missy Stahl, CIP Director  
Will Goats, CIP Project Manager  
MEETING: March 23, 2026  
SUBJECT: Release the maintenance bond for Publix

---

**Background:** A maintenance bond was established in the amount of \$25,766.00 for Publix in March 2025. The maintenance bond guarantees that certain improvements installed have been functioning in accordance with plans for a minimum of twelve months, to include construction of a water line and fire hydrant. All improvements were completed in March 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 26-20 to release the maintenance bond for Publix.

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

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
PUBLIX**

**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, installation of water line and fire hydrant; 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 Publix in the amount of \$7,729.00 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for Publix in the amount of **\$7,729.00** is hereby approved.

Passed and adopted this 13<sup>th</sup> day of April, 2026.

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

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



**CERTIFICATE OF SATISFACTORY COMPLETION**

Date: 3-9-26

Publix

Development Name: Publix

Phase or Section of Construction: \_\_\_\_\_

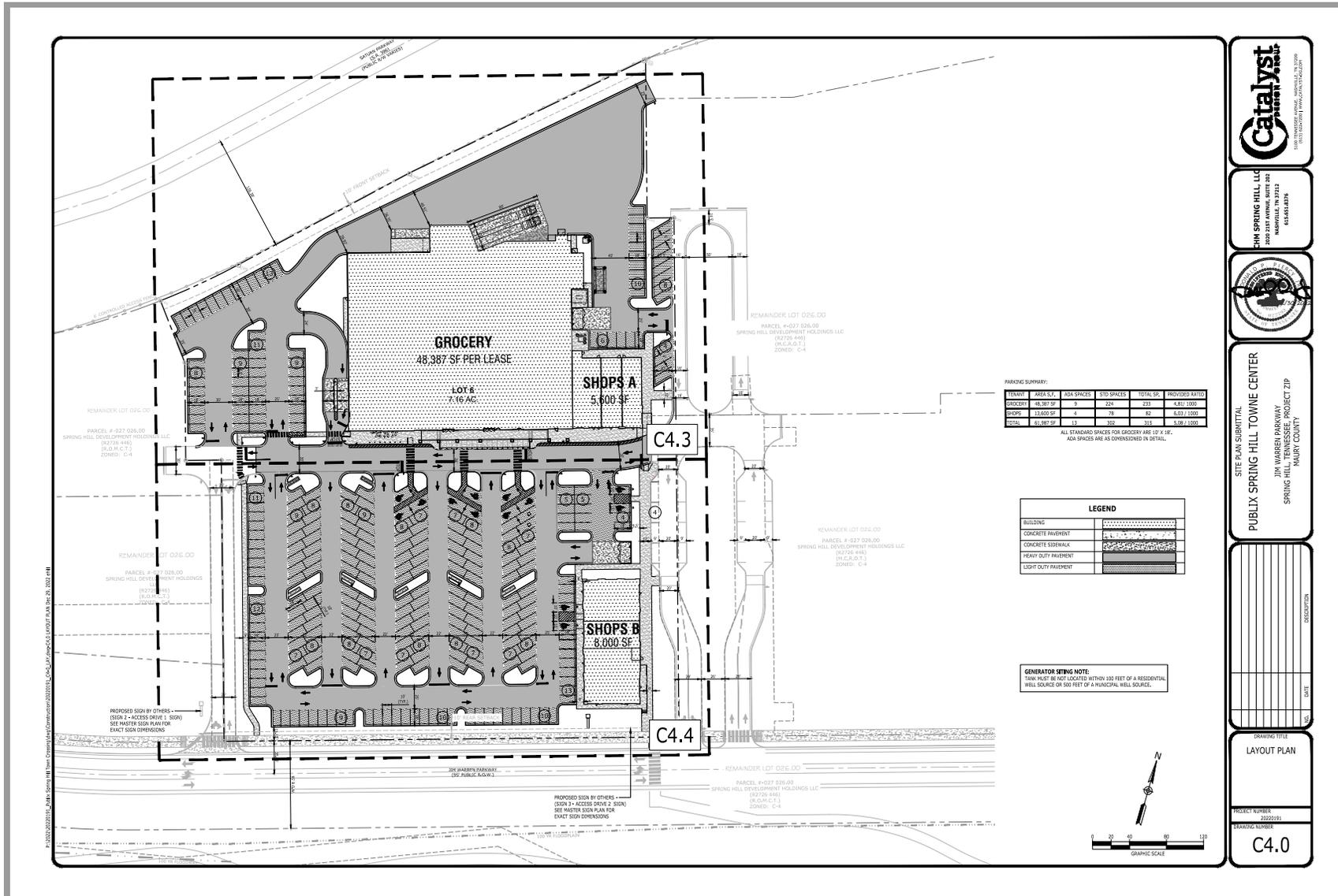
Public Improvements: Water line and fire hydrant

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:  
*Spring Hill Water Distribution Superintendent*

199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174  
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## Spring Hill Planning Commission Bond Agenda



TO: Spring Hill Planning Commission  
FROM: Missy Stahl, CIP Director  
Will Goats, Project Manager  
MEETING: March 23, 2026  
SUBJECT: Release the maintenance bond and release the existing performance bond and establish a maintenance bond for Harvest Point Phase 11

---

**Background:** A maintenance bond was established in the amount of \$570,960.00 for Harvest Point Phase 11 in November 2021. The maintenance bond guarantees that certain improvements installed have been functioning in accordance with plans for a minimum of twelve months, to include water, sewer, storm water infrastructure, curbs, and street binder.

A performance bond was established in the amount of \$330,115.00 for Harvest Point Phase 11 in November 2021. The performance bond guarantees installation of improvements to include sidewalks, street lights, street signs, stormwater surface maintenance, and final asphalt. Final topping was completed in February 2026.

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 26-21 to release the maintenance bond for Harvest Point Phase 11
- Approve Resolution 26-22 to release the performance bond and establish a maintenance bond for Harvest Point Phase 11

**RESOLUTION 26-21 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
HARVEST POINT PHASE 11**

**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, curbs; 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 Harvest Point Phase 11 in the amount of \$570,696.00 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for Harvest Point Phase 11 in the amount of **\$570,696.00** is hereby approved.

Passed and adopted this 13<sup>th</sup> day of April, 2026.

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

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

**RESOLUTION 26-22 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  
HARVEST POINT PHASE 11**

**WHEREAS**, a Performance Bond is in place guaranteeing the completion of certain improvements for Harvest Point Phase 11 in the amount of **\$330,115.00**; 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 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 Harvest Point Phase 11 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 **\$330,115.00** 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 **\$99,034.00** 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 Harvest Point Phase 11 in the amount of **\$99,034.00** is hereby approved.

Passed and adopted this 13<sup>th</sup> day of April, 2026.

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

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



### CERTIFICATE OF SATISFACTORY COMPLETION

Date: 3/12/2026

CKP Development, LLC  
Harvest Point  
Phase 11

Development Name: Harvest Point

Phase or Section of Construction: Phase 11

Public Improvements: Water, sewer, stormwater infrastructure, street binder, curbs, sidewalks, street signs, streetlights, stormwater surface maintenance, and final topping of all streets with 1½ 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.

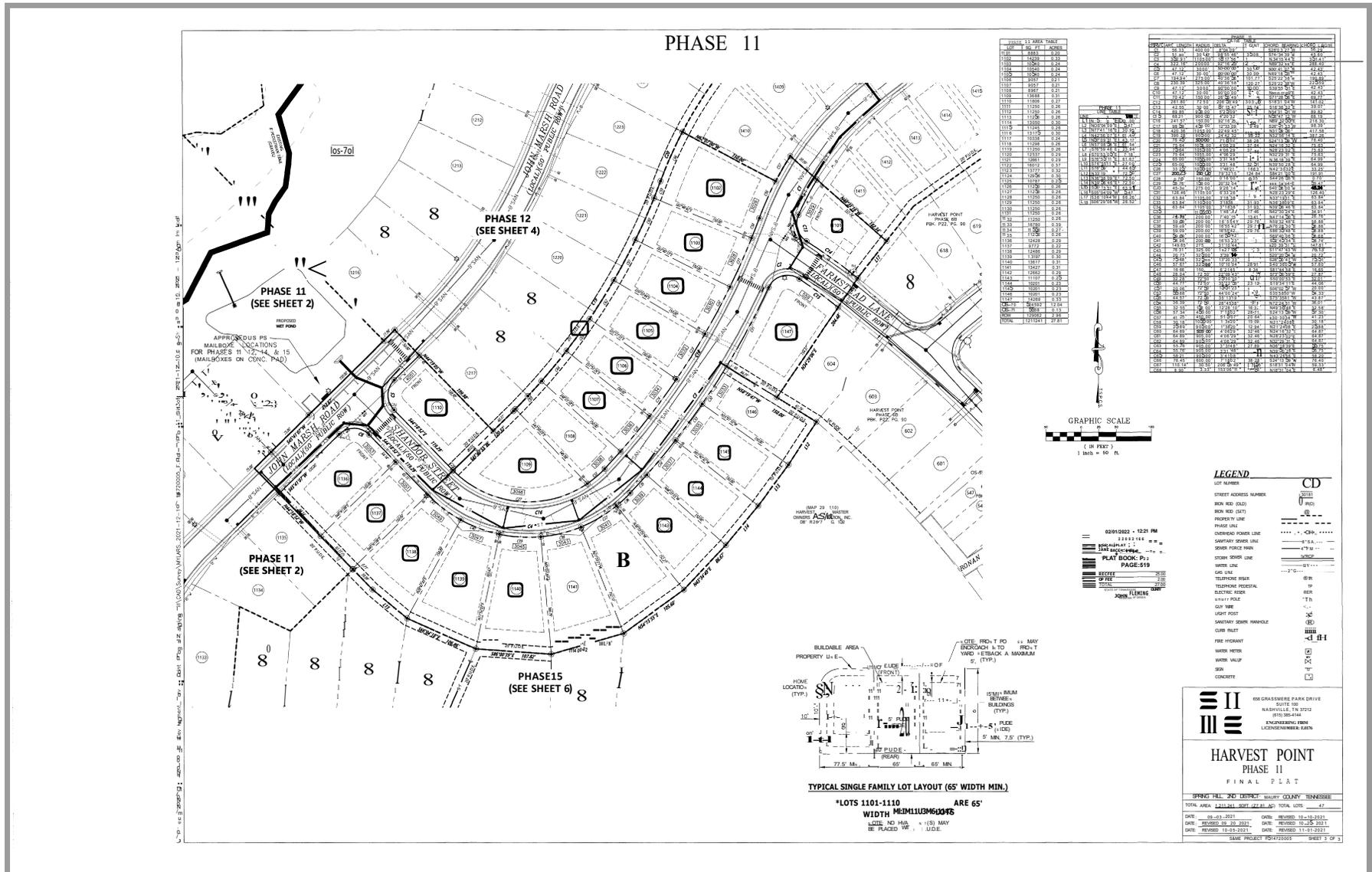
*Approved By:*  
City of Spring Hill Public Works Director

  
\_\_\_\_\_

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: March 23, 2026  
SUBJECT: Release the maintenance bond and release the existing performance bond and establish a maintenance bond for Harvest Point Phase 12

---

**Background:** A maintenance bond was established in the amount of \$157,530.00 for Harvest Point Phase 12 in November 2021. The maintenance bond guarantees that certain improvements installed have been functioning in accordance with plans for a minimum of twelve months, to include water, sewer, storm water infrastructure, curbs, and street binder.

A performance bond was established in the amount of \$116,205.00 for Harvest Point Phase 12 in November 2021. The performance bond guarantees installation of improvements to include sidewalks, street lights, street signs, stormwater surface maintenance, and final asphalt. Final topping was completed in February 2026.

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 26-23 to release the maintenance bond for Harvest Point Phase 12
- Approve Resolution 26-24 to release the performance bond and establish a maintenance bond for Harvest Point Phase 12

**RESOLUTION 26-23 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
HARVEST POINT PHASE 12**

**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, curbs; 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 Harvest Point Phase 12 in the amount of \$157,553.00 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for Harvest Point Phase 12 in the amount of **\$157,553.00** is hereby approved.

Passed and adopted this 13<sup>th</sup> day of April, 2026.

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

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

**RESOLUTION 26-24 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  
HARVEST POINT PHASE 12**

**WHEREAS**, a Performance Bond is in place guaranteeing the completion of certain improvements for Harvest Point Phase 12 in the amount of **\$116,205.00**; 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 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 Harvest Point Phase 12 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 **\$116,205.00** 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 **\$34,861.00** 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 Harvest Point Phase 12 in the amount of **\$34,861.00** is hereby approved.

Passed and adopted this 13<sup>th</sup> day of April, 2026.

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

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



### CERTIFICATE OF SATISFACTORY COMPLETION

Date: 3/12/2024

CKP Development, LLC  
Harvest Point  
Phase 12

Development Name: Harvest Point

Phase or Section of Construction: Phase 12

Public Improvements: Water, sewer, stormwater infrastructure, street binder, curbs, sidewalks, street signs, streetlights, stormwater surface maintenance, and final topping of all streets with 1½ 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

  
\_\_\_\_\_

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: March 23, 2026  
SUBJECT: Release the maintenance bond and release the existing performance bond and establish a maintenance bond for Harvest Point Phase 14

---

**Background:** A maintenance bond was established in the amount of \$61,314.00 for Harvest Point Phase 14 in November 2021. The maintenance bond guarantees that certain improvements installed have been functioning in accordance with plans for a minimum of twelve months, to include water, sewer, storm water infrastructure, curbs, and street binder.

A performance bond was established in the amount of \$54,932.00 for Harvest Point Phase 14 in November 2021. The performance bond guarantees installation of improvements to include sidewalks, street lights, street signs, stormwater surface maintenance, and final asphalt. Final topping was completed in February 2026.

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 26-25 to release the maintenance bond for Harvest Point Phase 14
- Approve Resolution 26-26 to release the performance bond and establish a maintenance bond for Harvest Point Phase 14

**RESOLUTION 26-25 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
HARVEST POINT PHASE 14**

**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, curbs; 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 Harvest Point Phase 14 in the amount of \$61,314.00 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for Harvest Point Phase 14 in the amount of **\$61,314.00** is hereby approved.

Passed and adopted this 13<sup>th</sup> day of April, 2026.

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

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

**RESOLUTION 26-26 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  
HARVEST POINT PHASE 14**

**WHEREAS**, a Performance Bond is in place guaranteeing the completion of certain improvements for Harvest Point Phase 14 in the amount of **\$61,314.00**; 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 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 Harvest Point Phase 14 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 **\$61,314.00** 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 **\$16,479.00** 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 Harvest Point Phase 14 in the amount of **\$16,479.00** is hereby approved.

Passed and adopted this 13<sup>th</sup> day of April, 2026.

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

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



### CERTIFICATE OF SATISFACTORY COMPLETION

Date: 3/12/2026

CKP Development, LLC  
Harvest Point  
Phase 14

Development Name: Harvest Point

Phase or Section of Construction: Phase 14

Public Improvements: Water, sewer, stormwater infrastructure, street binder, curbs, sidewalks, street signs, streetlights, stormwater surface maintenance, and final topping of all streets with 1½ 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

  
\_\_\_\_\_

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: March 23, 2026  
SUBJECT: Release the maintenance bond and release the existing performance bond and establish a maintenance bond for Harvest Point Phase 15

---

**Background:** A maintenance bond was established in the amount of \$145,164.00 for Harvest Point Phase 15 in November 2021. The maintenance bond guarantees that certain improvements installed have been functioning in accordance with plans for a minimum of twelve months, to include water, sewer, storm water infrastructure, curbs, and street binder.

A performance bond was established in the amount of \$77,567.00 for Harvest Point Phase 15 in November 2021. The performance bond guarantees installation of improvements to include sidewalks, street lights, street signs, stormwater surface maintenance, and final asphalt. Final topping was completed in February 2026.

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 26-27 to release the maintenance bond for Harvest Point Phase 15
- Approve Resolution 26-28 to release the performance bond and establish a maintenance bond for Harvest Point Phase 15

**RESOLUTION 26-27 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
HARVEST POINT PHASE 15**

**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, curbs; 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 Harvest Point Phase 15 in the amount of \$145,164.00 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for Harvest Point Phase 15 in the amount of **\$145,164.00** is hereby approved.

Passed and adopted this 13<sup>th</sup> day of April, 2026.

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

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

**RESOLUTION 26-28 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  
HARVEST POINT PHASE 15**

**WHEREAS**, a Performance Bond is in place guaranteeing the completion of certain improvements for Harvest Point Phase 15 in the amount of **\$145,164.00**; 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 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 Harvest Point Phase 15 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 **\$145,164.00** 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 **\$23,270.00** 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 Harvest Point Phase 15 in the amount of **\$23,270.00** is hereby approved.

Passed and adopted this 13<sup>th</sup> day of April, 2026.

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

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



### CERTIFICATE OF SATISFACTORY COMPLETION

Date: 3/12/2026

CKP Development, LLC  
Harvest Point  
Phase 15

Development Name: Harvest Point

Phase or Section of Construction: Phase 15

Public Improvements: Water, sewer, stormwater infrastructure, street binder, curbs, sidewalks, street signs, streetlights, stormwater surface maintenance, and final topping of all streets with 1½ 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

  
\_\_\_\_\_

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. THE PURPOSE OF THIS PLAN IS TO CREATE 12 BUILDABLE LOTS, OPEN SPACE AND PUBLIC ROWS OF 44'.
2. PHASE 15 CONTAINS 842 TOTAL ACRES
3. OPEN SPACE 1.47 ACRES
4. RIGHT-OF-WAY 0.44 ACRES

2. ZONING: R-2 PUD

3. MINIMUM SIDE (R-2 PUD):  
FRONT YARD: 20'  
REAR ENCROACHMENT ALLOWANCE: 4'  
SIDE YARD: 5' MINIMUM AND MINIMUM 15' BETWEEN HOUSES  
REAR YARD: 20' (SEE ALLEYS)

4. THE PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AND IS DESIGNATED TO BE IN ZONE "X" AS PER FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NUMBER 471000000C, DATED APRIL 16, 2007.

5. THE PROPERTY CAN BE FOUND ON HANCOCK COUNTY TAX MAP 22 AND IS KNOWN AS PARCEL 113

6. DEVELOPER/OWNER: OUP DEVELOPMENT, LLC  
ADDRESS: 4424 PETERSONVILLE ROAD  
FRANKLIN, TN 37064  
PHONE: (615) 634-1100  
EMAIL: info@oupdev.com

7. SURVEYOR: NAME: JEFF A. HANRO  
ADDRESS: 106 SHAWNEE FARM DRIVE, SUITE 100  
NASHVILLE, TENNESSEE 37212  
PHONE: (615) 388-2471  
EMAIL: jhanro@hanro.com

8. SURVEY FIELD DATA COLLECTED ON 04/05/2016.

9. THE UNDERGROUND UTILITIES SHOWN SHALL BE RESPONSIBLE FOR UNDERGROUNDING ALL UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO: WATER, GAS, SEWER, TELEPHONE, CABLE, AND ALL OTHER UTILITIES. THE UNDERGROUNDING SHALL BE COMPLETED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE PROJECT.

10. EACH PLATTED LOT SHALL BE PROVIDED WITH A WATER AND SEWER SERVICE TO THE LOT.

11. ALL AREAS DESIGNATED AS OPEN SPACE ARE TO BE A PUBLIC UTILITY & DRAINAGE (SCOUR) STRIP(S).

12. THESE LOTS SHALL BE CONVEYED WITH CENTRALIZED MAINTENANCE SERVICES FOR WHICH THE CITY OF SPRING HILL HAS A CONTRACT WITH THE CITY OF SPRING HILL. THE CITY OF SPRING HILL HAS A CONTRACT WITH THE CITY OF SPRING HILL FOR THE MAINTENANCE OF THE LOTS AND SERVICES IN APRIL 2016.

13. THIS PLAN IS CONTROLLED BY THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, TENNESSEE, AS AMENDED BY ORDINANCE 2016-01, DATED APRIL 16, 2016.

14. NO USE IN PHASE 15 IS PERMITTED FOR THE PROPOSED PHASE 15 IN THIS SUBDIVISION PHASE. SEE PHASE 15 FOR THE PROPOSED PHASE 15 SUBDIVISION DESIGN FOR ANY FUTURE PHASES.

15. THERE ARE A TOTAL OF 1,088 UNITS APPROVED FOR THE HARVEST POINT OVERALL.

16. THERE ARE A TOTAL OF 12 UNITS APPROVED IN HARVEST POINT PHASE 15.

17. THERE ARE A TOTAL OF 414 UNITS REMAINING TO BE CONSTRUCTED AFTER PHASE 15 FINAL PLAT APPROVAL.

## PHASE 15

**PHASE 11 (SEE SHEET 3)**

**PHASE 11 (SEE SHEET 2)**

**PHILIPPS BEND LOCAL GOV. PUBLIC ROW**

MAP 25.10.00  
RESIDENT HOMES, LLC  
DB: R02725 PG. 148  
FUTURE  
PHASE 16, SECTION 2

GRAPHIC SCALE  
1 inch = 50' PL.

VICINITY MAP  
NOT TO SCALE

PHASE 15 AREA TABLE

LOT	LOT AREA (ACRES)	TOTAL
1001	1.2171	1.2171
1002	1.2171	2.4342
1003	1.2171	3.6513
1004	1.2171	4.8684
1005	1.2171	6.0855
1006	1.2171	7.3026
1007	1.2171	8.5197
1008	1.2171	9.7368
1009	1.2171	10.9539
1010	1.2171	12.1710
1011	1.2171	13.3881
1012	1.2171	14.6052
1013	1.2171	15.8223
1014	1.2171	17.0394
1015	1.2171	18.2565
1016	1.2171	19.4736
1017	1.2171	20.6907
1018	1.2171	21.9078
1019	1.2171	23.1249
1020	1.2171	24.3420
1021	1.2171	25.5591
1022	1.2171	26.7762
1023	1.2171	27.9933
1024	1.2171	29.2104
1025	1.2171	30.4275
1026	1.2171	31.6446
1027	1.2171	32.8617
1028	1.2171	34.0788
1029	1.2171	35.2959
1030	1.2171	36.5130
1031	1.2171	37.7301
1032	1.2171	38.9472
1033	1.2171	40.1643
1034	1.2171	41.3814
1035	1.2171	42.5985
1036	1.2171	43.8156
1037	1.2171	45.0327
1038	1.2171	46.2498
1039	1.2171	47.4669
1040	1.2171	48.6840
1041	1.2171	49.9011
1042	1.2171	51.1182
1043	1.2171	52.3353
1044	1.2171	53.5524
1045	1.2171	54.7695
1046	1.2171	55.9866
1047	1.2171	57.2037
1048	1.2171	58.4208
1049	1.2171	59.6379
1050	1.2171	60.8550
1051	1.2171	62.0721
1052	1.2171	63.2892
1053	1.2171	64.5063
1054	1.2171	65.7234
1055	1.2171	66.9405
1056	1.2171	68.1576
1057	1.2171	69.3747
1058	1.2171	70.5918
1059	1.2171	71.8089
1060	1.2171	73.0260
1061	1.2171	74.2431
1062	1.2171	75.4602
1063	1.2171	76.6773
1064	1.2171	77.8944
1065	1.2171	79.1115
1066	1.2171	80.3286
1067	1.2171	81.5457
1068	1.2171	82.7628
1069	1.2171	83.9799
1070	1.2171	85.1970
1071	1.2171	86.4141
1072	1.2171	87.6312
1073	1.2171	88.8483
1074	1.2171	90.0654
1075	1.2171	91.2825
1076	1.2171	92.4996
1077	1.2171	93.7167
1078	1.2171	94.9338
1079	1.2171	96.1509
1080	1.2171	97.3680
1081	1.2171	98.5851
1082	1.2171	99.8022
1083	1.2171	101.0193
1084	1.2171	102.2364
1085	1.2171	103.4535
1086	1.2171	104.6706
1087	1.2171	105.8877
1088	1.2171	107.1048
1089	1.2171	108.3219
1090	1.2171	109.5390
1091	1.2171	110.7561
1092	1.2171	111.9732
1093	1.2171	113.1903
1094	1.2171	114.4074
1095	1.2171	115.6245
1096	1.2171	116.8416
1097	1.2171	118.0587
1098	1.2171	119.2758
1099	1.2171	120.4929
1100	1.2171	121.7100
1101	1.2171	122.9271
1102	1.2171	124.1442
1103	1.2171	125.3613
1104	1.2171	126.5784
1105	1.2171	127.7955
1106	1.2171	129.0126
1107	1.2171	130.2297
1108	1.2171	131.4468
1109	1.2171	132.6639
1110	1.2171	133.8810
1111	1.2171	135.0981
1112	1.2171	136.3152
1113	1.2171	137.5323
1114	1.2171	138.7494
1115	1.2171	139.9665
1116	1.2171	141.1836
1117	1.2171	142.4007
1118	1.2171	143.6178
1119	1.2171	144.8349
1120	1.2171	146.0520
1121	1.2171	147.2691
1122	1.2171	148.4862
1123	1.2171	149.7033
1124	1.2171	150.9204
1125	1.2171	152.1375
1126	1.2171	153.3546
1127	1.2171	154.5717
1128	1.2171	155.7888
1129	1.2171	157.0059
1130	1.2171	158.2230
1131	1.2171	159.4401
1132	1.2171	160.6572
1133	1.2171	161.8743
1134	1.2171	163.0914
1135	1.2171	164.3085
1136	1.2171	165.5256
1137	1.2171	166.7427
1138	1.2171	167.9598
1139	1.2171	169.1769
1140	1.2171	170.3940
1141	1.2171	171.6111
1142	1.2171	172.8282
1143	1.2171	174.0453
1144	1.2171	175.2624
1145	1.2171	176.4795
1146	1.2171	177.6966
1147	1.2171	178.9137
1148	1.2171	180.1308
1149	1.2171	181.3479
1150	1.2171	182.5650
1151	1.2171	183.7821
1152	1.2171	185.0000
1153	1.2171	186.2171
1154	1.2171	187.4342
1155	1.2171	188.6513
1156	1.2171	189.8684
1157	1.2171	191.0855
1158	1.2171	192.3026
1159	1.2171	193.5197
1160	1.2171	194.7368
1161	1.2171	195.9539
1162	1.2171	197.1710
1163	1.2171	198.3881
1164	1.2171	199.6052
1165	1.2171	200.8223
1166	1.2171	202.0394
1167	1.2171	203.2565
1168	1.2171	204.4736
1169	1.2171	205.6907
1170	1.2171	206.9078
1171	1.2171	208.1249
1172	1.2171	209.3420
1173	1.2171	210.5591
1174	1.2171	211.7762
1175	1.2171	212.9933
1176	1.2171	214.2104
1177	1.2171	215.4275
1178	1.2171	216.6446
1179	1.2171	217.8617
1180	1.2171	219.0788
1181	1.2171	220.2959
1182	1.2171	221.5130
1183	1.2171	222.7301
1184	1.2171	223.9472
1185	1.2171	225.1643
1186	1.2171	226.3814
1187	1.2171	227.5985
1188	1.2171	228.8156
1189	1.2171	230.0327
1190	1.2171	231.2498
1191	1.2171	232.4669
1192	1.2171	233.6840
1193	1.2171	234.9011
1194	1.2171	236.1182
1195	1.2171	237.3353
1196	1.2171	238.5524
1197	1.2171	239.7695
1198	1.2171	240.9866
1199	1.2171	242.2037
1200	1.2171	243.4208
1201	1.2171	244.6379
1202	1.2171	245.8550
1203	1.2171	247.0721
1204	1.2171	248.2892
1205	1.2171	249.5063
1206	1.2171	250.7234
1207	1.2171	251.9405
1208	1.2171	253.1576
1209	1.2171	254.3747
1210	1.2171	255.5918
1211	1.2171	256.8089
1212	1.2171	258.0260
1213	1.2171	259.2431
1214	1.2171	260.4602
1215	1.2171	261.6773
1216	1.2171	262.8944
1217	1.2171	264.1115
1218	1.2171	265.3286
1219	1.2171	266.5457
1220	1.2171	267.7628
1221	1.2171	268.9799
1222	1.2171	270.1970
1223	1.2171	271.4141
1224	1.2171	272.6312
1225	1.2171	273.8483
1226	1.2171	275.0654
1227	1.2171	276.2825
1228	1.2171	277.4996
1229	1.2171	278.7167
1230	1.2171	279.9338
1231	1.2171	281.1509
1232	1.2171	282.3680
1233	1.2171	283.5851
1234	1.2171	284.8022
1235	1.2171	286.0193
1236	1.2171	287.2364
1237	1.2171	288.4535
1238	1.2171	289.6706
1239	1.2171	290.8877
1240	1.2171	292.1048
1241	1.2171	293.3219
1242	1.2171	294.5390
1243	1.2171	295.7561
1244	1.2171	296.9732
1245	1.2171	298.1903
1246	1.2171	299.4074
1247	1.2171	300.6245
1248	1.2171	301.8416
1249	1.2171	303.0587
1250	1.2171	304.2758
1251	1.2171	305.4929
1252	1.2171	306.7100
1253	1.2171	307.9271
1254	1.2171	309.1442
1255	1.2171	310.3613
1256	1.2171	311.5784
1257	1.2171	312.7955
1258	1.2171	314.0126
1259	1.2171	315.2297
1260	1.2171	316.4468
1261	1.2171	317.6639
1262	1.2171	318.8810
1263	1.2171	320.0981
1264	1.2171	321.3152
1265	1.2171	322.5323
1266	1.2171	323.7494
1267	1.2171	324.9665
1268	1.2171	326.1836
1269	1.2171	327.4007
1270	1.2171	328.6178
1271	1.2171	329.8349
1272	1.2171	331.0520
1273	1.2171	332.2691
1274	1.2171	333.4862
1275	1.2171	334.7033
1276	1.2171	335.9204
1277	1.2171	337.1375
1278	1.2171	338.3546
1279	1.2171	339.5717
1280	1.2171	340.7888
1281	1.2171	342.0059
1282	1.2171	343.2230
1283	1.2171	344.4401
1284	1.2171	345.6572
1285	1.2171	346.8743
1286	1.2171	348.0914
1287	1.2171	349.3085
1288	1.2171	350.5256
1289	1.2171	351.7427
1290	1.2171	352.9598
1291	1.2171	354.1769
1292	1.2171	355.3940
1293	1.2171</	

## Spring Hill Planning Commission Bond Agenda



TO: Spring Hill Planning Commission  
FROM: Missy Stahl, CIP Director  
Will Goats, Project Manager  
MEETING: March 23, 2026  
SUBJECT: Release the maintenance bond for June Lake Water Tank

---

**Background:** A maintenance bond was established in the amount of \$2,105,761.00 for June Lake Water Tank in August 2025. The maintenance bond guarantees that certain improvements have been functioning in accordance with plans for a minimum of twelve months, to include installation of a water tank.

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

The June Lake Water Tank was accepted by the City of Spring Hill Board of Mayor and Aldermen through an Offer of Dedication, as approved by Resolution No. 25-198.

**Request:**

- Approve Resolution 26-29 to release the maintenance bond for June Lake Water Tank

**RESOLUTION 26-29 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
JUNE LAKE WATER TANK**

**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, installation of a water tank; 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**, the June Lake Water Tank was conveyed to the City of Spring Hill through an Offer of Dedication, which was accepted by the Board of Mayor and Aldermen pursuant to Resolution No . 25-198; and

**WHEREAS**, release of said maintenance bond shall be contingent upon the Board of Mayor and Alderman approving a resolution to release the maintenance bond for public improvements for said development; and

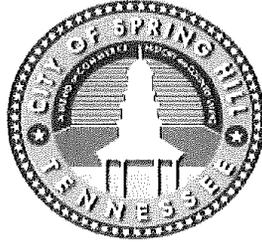
**WHEREAS**, it is the recommendation of City staff that the Maintenance Bond for June Lake Water Tank in the amount of \$2,105,761.00 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for June Lake Water Tank in the amount of **\$2,105,761.00** is hereby approved.

Passed and adopted this 13<sup>th</sup> day of April, 2026.

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

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



**CERTIFICATE OF SATISFACTORY COMPLETION**

Date: 3/19/2026

Southeast Venture  
June Lake  
Water Tank

Development Name: June Lake

Phase or Section of Construction: Water Tank

Public Improvements: Installation of a water tank.

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:  
*Spring Hill Water General Manager*

199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174  
PHONE (931)486-2262 NASHVILLE LINE (615)248-6307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516



## Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Kyle Spires, Associate Planner  
MEETING: March 23, 2026  
SUBJECT: STP 1989-2025 (June Lake Collective)

**STP 1989-2025:** Submitted by BCA for **June Lake Collective**. The property is located to the north of June Lake Boulevard, east of Buckner Lane within Pod K of June Lake. The property is zoned Planned Zoning District (PZD) Gateway Commercial Retail (G-CR) and is approximately 1.73 acres. The applicant is requesting site plan approval for two 1-story commercial buildings and associated infrastructure. The two buildings will be approximately 7,590 square feet and 8,030 square feet.

**Property description and history:** June Lake Collective is located at 3060 June Lake Boulevard, east of Buckner Lane. The property is located on Lot 7 of Pod K. The properties in Pod K are to be developed as commercial/office spaces. The proposed building will be built on an existing vacant portion of Pod K. The properties to the north of Pod K within June Lake and across Buckner Lane are single family residential.

The Gateway Commercial Retail District is intended to accommodate a variety of commercial retail uses offering a wide array of products and services. The final plat for Pod K (FPL 1662-2024) was approved in December 2024 to create 10 lots. The final plat was signed in January 2025.

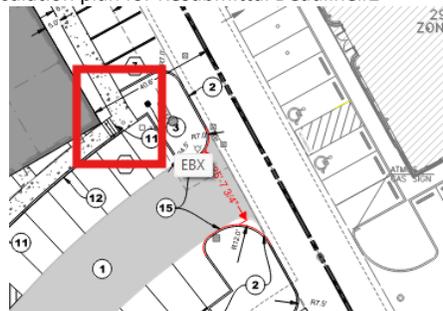
**Request:** The applicant is requesting site plan approval for two 1-story buildings and associated infrastructure. Building A will be approximately 7,590 square feet and building B will be approximately 8,030 square feet, the proposed uses are retail and restaurant.

**Streets and sidewalks:** The site features sidewalks around the full perimeter of the buildings. The parking areas have a combination of sidewalks and crosswalks that provide safe access between the other lots in Pod K. There are four ingress/egress points connecting to the internal roadway.

**Access and site circulation:** Staff does not see any issues with the vehicle circulation upon full buildout of this site. However, staff does see issues with the timing of buildout with this site and the site to the east, Image Studios. Since there are five spaces for Image Studios that will not have the adequate backing out distance until this site is built out.

Staff finds that this site does not align with the original vision and intent for Pod K. The site is intended to function as a unified, shared space with the surrounding lots within Pod K. As such, it should be fully accessible from all entry points.

In the area highlighted in red below, staff recommends removing the stairs to provide an accessible access. Please also show an overall accessible path from Lot 8. While this connection may technically be considered an "off-site" accessible route, the overall design intent of Pod K is to operate as a cohesive, shared, and fully accessible environment. This can be shown on the revised pedestrian circulation plan for Resubmittal Deadline#2



**Parking:** The parking requirements must be finalized. Please correctly identify which building A or B will be used for the retail spaces and which will be used for the restaurant(s).

**Landscaping:** The site features adequate landscaping with the following; parking landscaping, foundation landscaping, screening for the dumpster enclosure, and screening for the transformer box.

**Site elements:** The Pod K final plat contains access easements that act as the internal drives for this site. One of these easements is overlapping with the parking on this site. The easement does not line up with the drive aisle, staff would like the final plat to be revised to expand that easement. Also, the water infrastructure on the south of the building will need to have an easement to allow the city to maintain it.

This site is proposing to make changes to the previously approved Image Studios parking and curb design on the southeast of this site. The applicant has provided a notarized letter from the property owner allowing them to modify the parking spaces on their plan.

**Design standards:** This site meets the PZD design standards with variations in façade height, color, and material. The palette consists of white and dark grey brick veneer, tan and charcoal cement paneling, with dark bronze aluminum framing and canopies.

**Discussion:** The applicant met with staff to discuss February 4, 2026. The following should be revised or discussed prior to the Voting Meeting:

- Final plat modification to adjust the easement.
- Easement added for utility maintenance.
- Fix parking standards and identify which building will be used for each use.
- Identify timing of offsite infrastructure since this site and the surrounding sites are dependent on each other for operation.
- Show accessibility from the stalls across the street and ensure the entire perimeter of the building is accessible.



4030 ARMORY OAKS DRIVE  
NASHVILLE, TENNESSEE 37204  
(615) 833-8716

# SITE PLAN

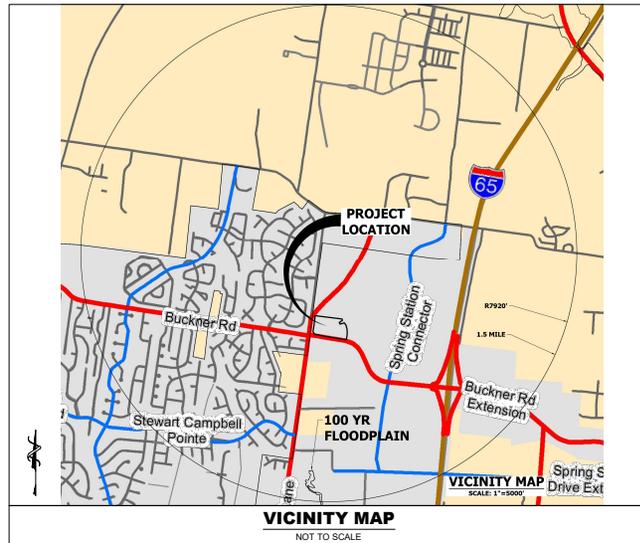
## JUNE LAKE COLLECTIVE

3060 JUNE LAKE BLVD  
SPRING HILL TENNESSEE, 37179

**OWNER | DEVELOPER**  
CONTACT: DON REEDINGER  
ADDRESS: 4030 ARMORY OAKS DR  
NASHVILLE, TN 37204  
PHONE: (615) 883-9448  
EMAIL: DALEXANDER@SOUTHEASTVENTURE.COM

**ENGINEER/APPLICANT**  
BARGE CIVIL ASSOCIATES  
8406 CHARLOTTE PARK, SUITE 310  
NASHVILLE, TENNESSEE 37209  
CONTACT: JOHN GUNN, P.E.  
PHONE: (615) 355-9911 FAX: (615) 352-4737  
EMAIL: jggunn@barche.com

SITE DATA TABLE	
<b>PROPERTY INFORMATION:</b>	
PARCEL I.D.	MAP 154-J, GROUP H, PARCEL 7
ZONING	R2D-GDR
PROPOSED USE	MIXED-USE
TOTAL PARCEL AREA	1.73 ± ACRES
TOTAL DISTURBED AREA	1.73 ACRES
BUILDING 1 AREA	7,590 SF / SINGLE STORY
BUILDING 2 AREA	8,949 SF / SINGLE STORY
TOTAL BUILDING AREA	15,628 SF
BUILDING HEIGHT	9'
SETBACKS	25' FRONT/20' REAR/20' SIDE
<b>SITE IMPERVIOUS AREA</b>	
Site Project Area = 1.73 AC	
Total Proposed Impervious Area = 1.50 AC	
Total Proposed Pervious Area = 0.23 AC	
% Impervious Area = 86.7%	
<b>BUILDING DATA:</b>	
BUILDING "A"	7,590 (S.F.)
BUILDING "B"	8,949 (S.F.)
TOTAL	15,638 (S.F.)
<b>PROPOSED PARKING:</b>	
MINIMUM PARKING REQUIREMENTS	
(RESTAURANT) = 1 SPACE/100 GFA x 9,000 (S.F.) = 90 SPACES	
(RETAIL) = 1 SPACE/500 GFA x 6,638 (S.F.) = 14 SPACES	
TOTAL REQUIRED PARKING SPACES = 104 SPACES	
MAXIMUM PARKING = 150% MIN PARKING	
TOTAL REQUIRED PARKING =	MIN 104 MAX 156
PARKING PROVIDED:	
REQ. SPACES:	104
ADA PARKING:	5
TOTAL PARKING PROVIDED:	109
<b>FEMA DATA FOR PROJECT LOCATION</b>	
THE SUBJECT PROPERTY DOES NOT LIE WITHIN SPECIAL FLOOD HAZARD AREA AS IDENTIFIED ON MAP NUMBERS 4119C0018E AND 41115C0018E OF THE FLOOD INSURANCE STUDY FOR SPRING HILL & MAURY COUNTY, TENNESSEE, DATED APRIL 16, 2007.	
DATUM IS NAVD 1988.	
SPRING HILL UNIFIED DEVELOPMENT CODE: REVISED SEPTEMBER, 2023	



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.00	COVER SHEET
C0.01	GENERAL NOTES
C0.02	EXISTING CONDITIONS & DEMOLITION PLANS
C1.00	SITE PLAN
C1.00	OVERALL SITE LAYOUT
C1.10	AUTOTURN TRUCK EXHIBITS
C2.00	GRADING & DRAINAGE PLANS
C2.10	STORM PROFILES
C2.20	STORM PROFILES
C2.30	ADA CIRCULATION PLAN
C2.40	EPIC PLANS
C3.00	UTILITY PLAN
C3.10	SANITARY SEWER PROFILES
C3.20	SANITARY SEWER PROFILES
C3.30	SANITARY SEWER PROFILES
C4.00	PROJECT DETAILS
L5.00	OVERALL PLANTING PLAN
L5.10	BUILDING A PLANTING PLAN
L5.20	BUILDING B PLANTING PLAN
L5.30	PARKING LOT PLANTING PLAN
L5.40	PLANTING NOTES
L5.41	PLANTING DETAILS
L5.50	IRRIGATION NOTES
X100-A	BUILDING A PLAN
X100-B	BUILDING B PLAN
X100-C	DUMPSTER ENCLOSURE
X200-A	EXTERIOR ELEVATIONS
X200-B	EXTERIOR ELEVATIONS
X201-A	EXTERIOR ELEVATIONS
X201-B	EXTERIOR ELEVATIONS
X800	3D VIEW
X801	3D VIEW

JUNE LAKE COLLECTIVE  
POD K (LOT 7)



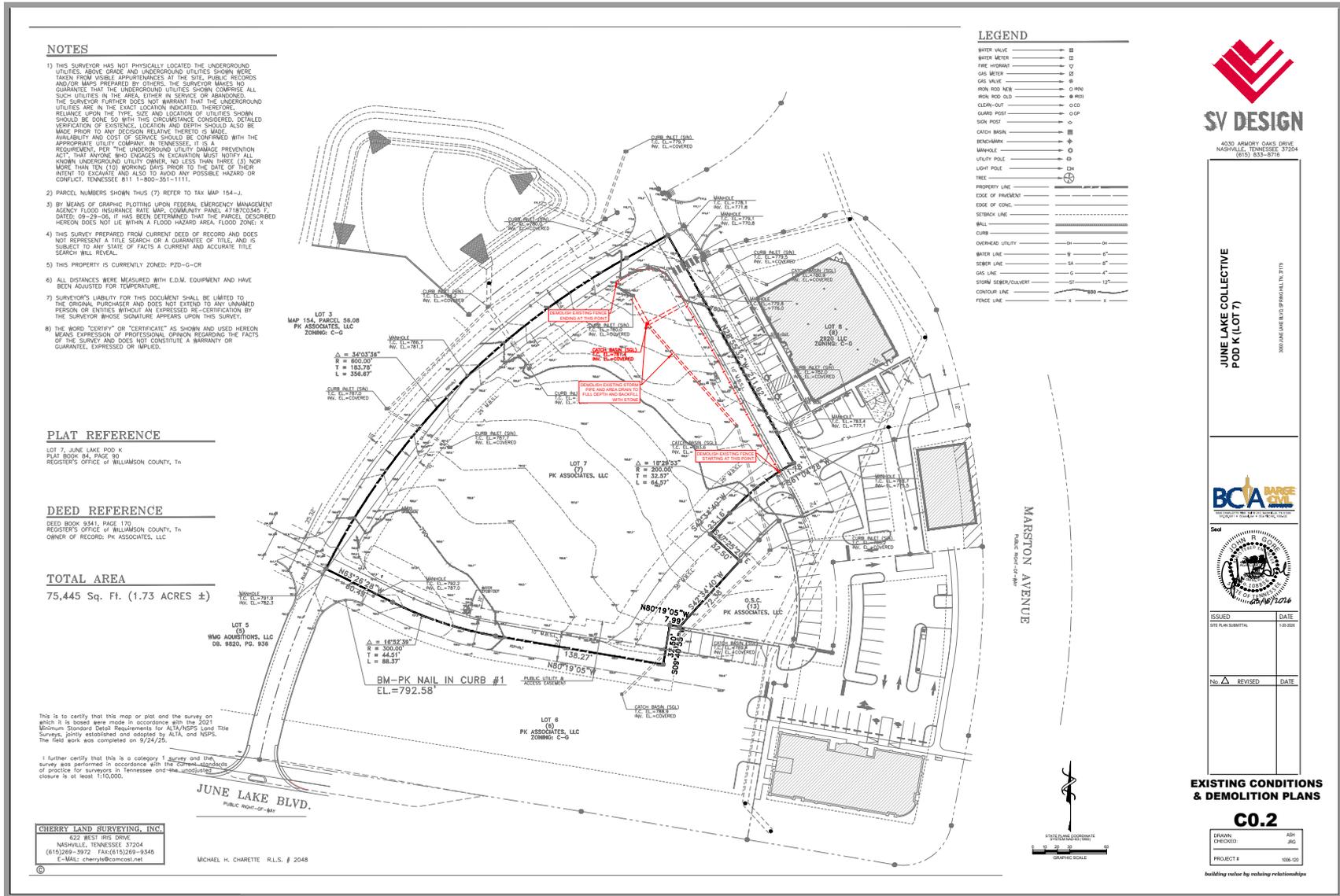
ISSUED	DATE
SITE PLAN SUBMITTAL	1.10.2025
REVISED	DATE

COVER SHEET

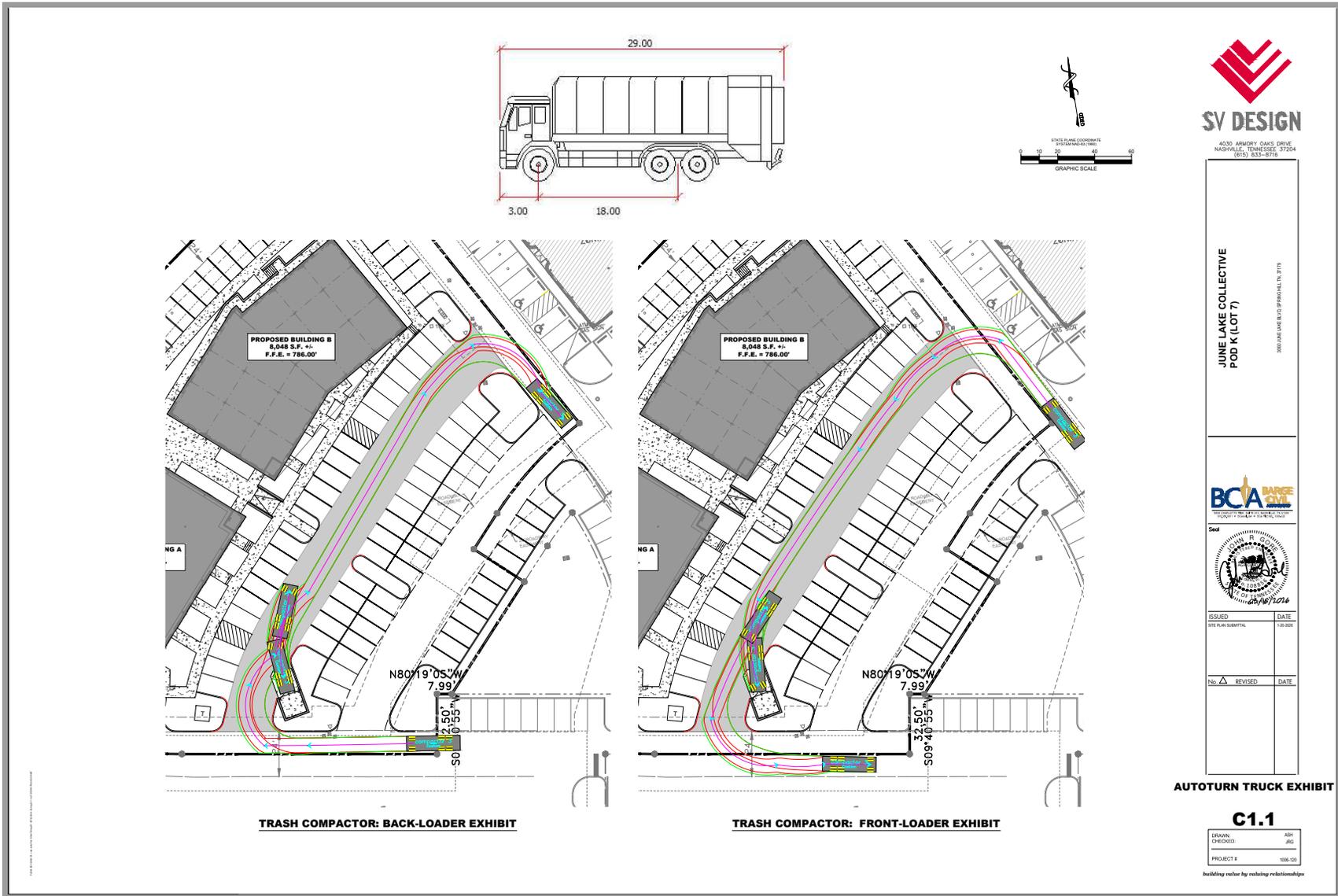
C0.0

DRAWN	JG
CHECKED	JG
PROJECT #	1006-028
building culture by valuing relationships	









4330 ARMOYR OAKS DRIVE  
NASHVILLE, TENNESSEE 37204  
(615) 833-8716

JUNE LAKE COLLECTIVE  
POD K (LOT 7)



ISSUED DATE  
SITE PLAN SUBMITTAL 1.09.2016

No. Δ REVISED DATE

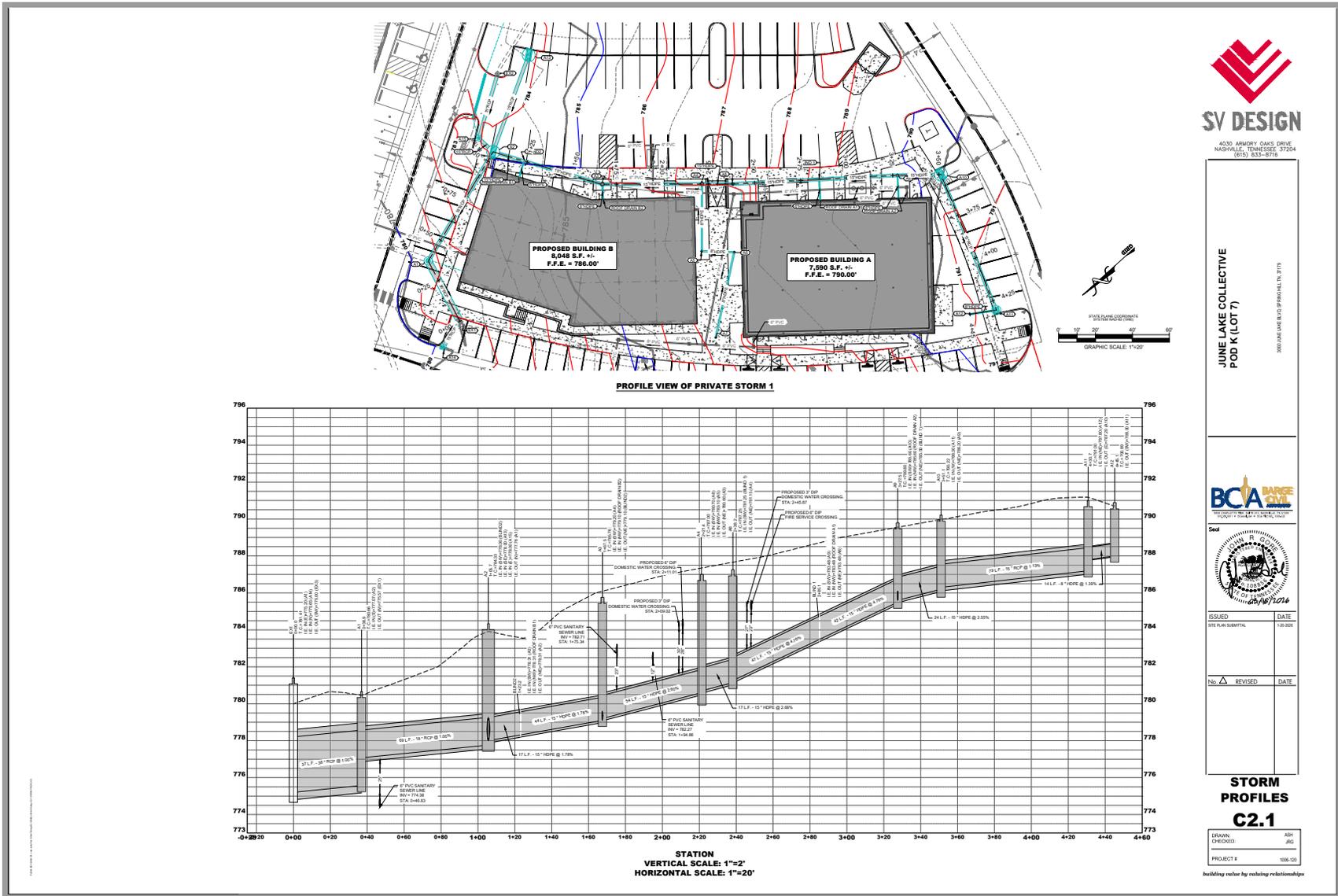
**AUTOTURN TRUCK EXHIBIT**

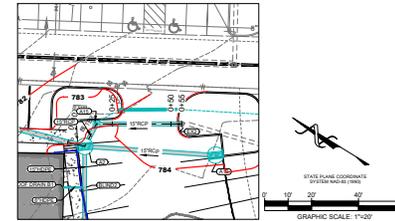
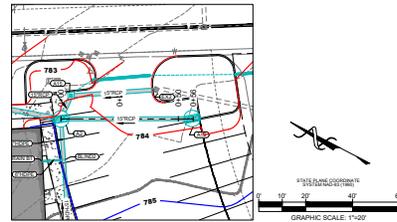
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DRAWN: JBG  
CHECKED: JBG  
PROJECT V: 1006-020

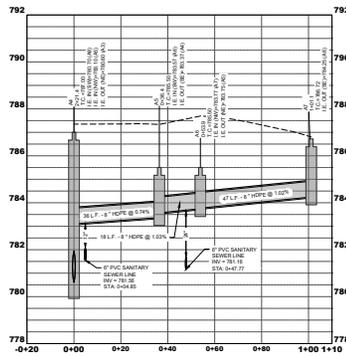
building better by valuing relationships





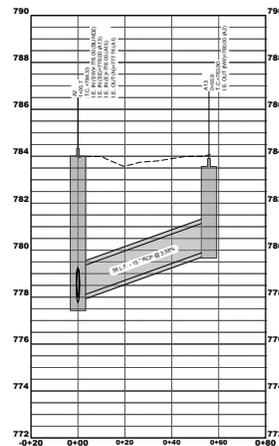


PROFILE VIEW OF PRIVATE STORM 2



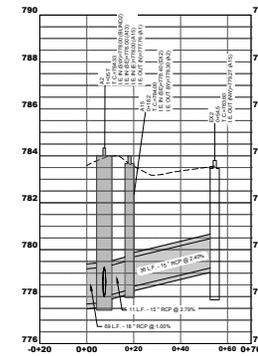
STATION  
VERTICAL SCALE: 1"=2'  
HORIZONTAL SCALE: 1"=20'

PROFILE VIEW OF PRIVATE STORM 3



STATION  
VERTICAL SCALE: 1"=2'  
HORIZONTAL SCALE: 1"=20'

PROFILE VIEW OF PRIVATE STORM 4



STATION  
VERTICAL SCALE: 1"=2'  
HORIZONTAL SCALE: 1"=20'

STORM STRUCTURE TABLE						
STRUC. #	TYPE	GRATE	TOP OF CASTING (Elev.)	PIPE I.E. (IN)	PIPE I.E. (OUT)	
A4	24" NYLOPLAST DRAINAGE BASIN	STANDARD	787.00	780.75 (A8) 783.15 (A5)	780.60 (A3)	
A5	12" NYLOPLAST DRAINAGE BASIN	STANDARD	785.50	783.15 (A5)	783.37 (A4)	
A6	12" NYLOPLAST DRAINAGE BASIN	STANDARD	785.50	783.17 (A7)	783.75 (A6)	
A7	10" NYLOPLAST DRAINAGE BASIN	STANDARD	786.72		784.25 (A9)	

STORM PIPE TABLE					
UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	PIPE SIZE (INCHES)	PIPE MATERIAL	SLOPE (%)	LENGTH (L.F.)
A5	A4	8	HDPE	0.74%	36
A6	A5	8	HDPE	1.03%	18
A7	A6	8	HDPE	1.02%	47

STORM STRUCTURE TABLE						
STRUC. #	TYPE	GRATE	TOP OF CASTING (Elev.)	PIPE I.E. (IN)	PIPE I.E. (OUT)	
A2	DOUBLE CURB INLET	JBS-3300	784.33	778.00 (B100) 778.00 (A13) 778.00 (A15)	777.76 (A1)	
A13	DOUBLE CURB INLET	JBS-3300	783.00		780.00 (A2)	

STORM PIPE TABLE					
UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	PIPE SIZE (INCHES)	PIPE MATERIAL	SLOPE (%)	LENGTH (L.F.)
A13	A2	15	RCP	3.58%	56

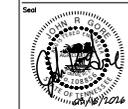
STORM STRUCTURE TABLE						
STRUC. #	TYPE	GRATE	TOP OF CASTING (Elev.)	PIPE I.E. (IN)	PIPE I.E. (OUT)	
A2	DOUBLE CURB INLET	JBS-3300	784.33	778.00 (B100) 778.00 (A13) 778.00 (A15)	777.76 (A1)	
A15	AREA DRAIN	STANDARD	784.00	778.40 (E02)	778.30 (A2)	

STORM PIPE TABLE					
UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	PIPE SIZE (INCHES)	PIPE MATERIAL	SLOPE (%)	LENGTH (L.F.)
A2	A1	18	RCP	1.00%	69
A15	A2	15	RCP	2.75%	11
EX2	A15	15	RCP	2.40%	36



4030 ARMOY OAKS DRIVE  
NASHVILLE, TENNESSEE 37204  
(615) 833-8716

JUNE LAKE COLLECTIVE  
POD K (LOT 7)



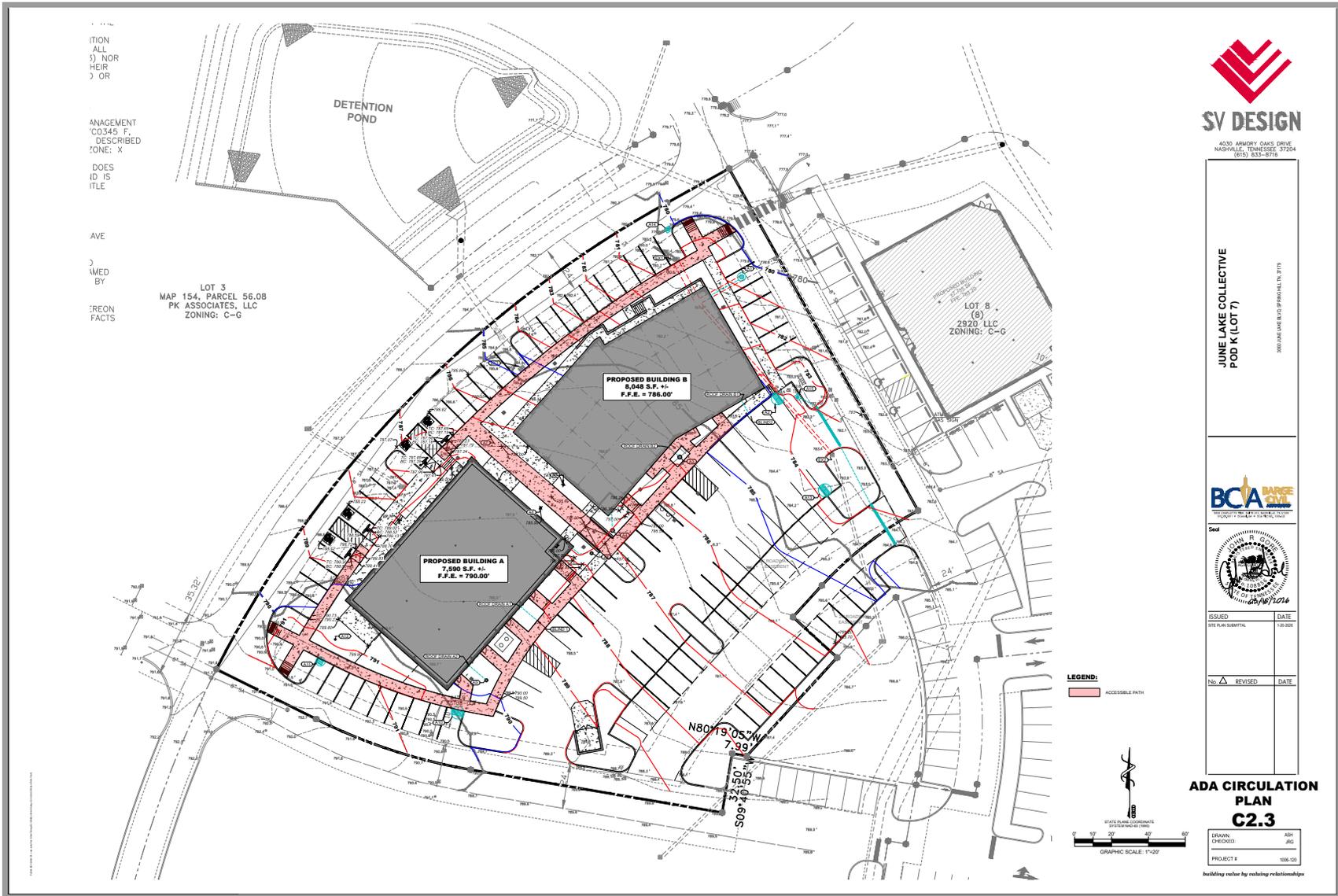
ISSUED DATE  
SITE PLAN SUBMITTAL 1.05.2021

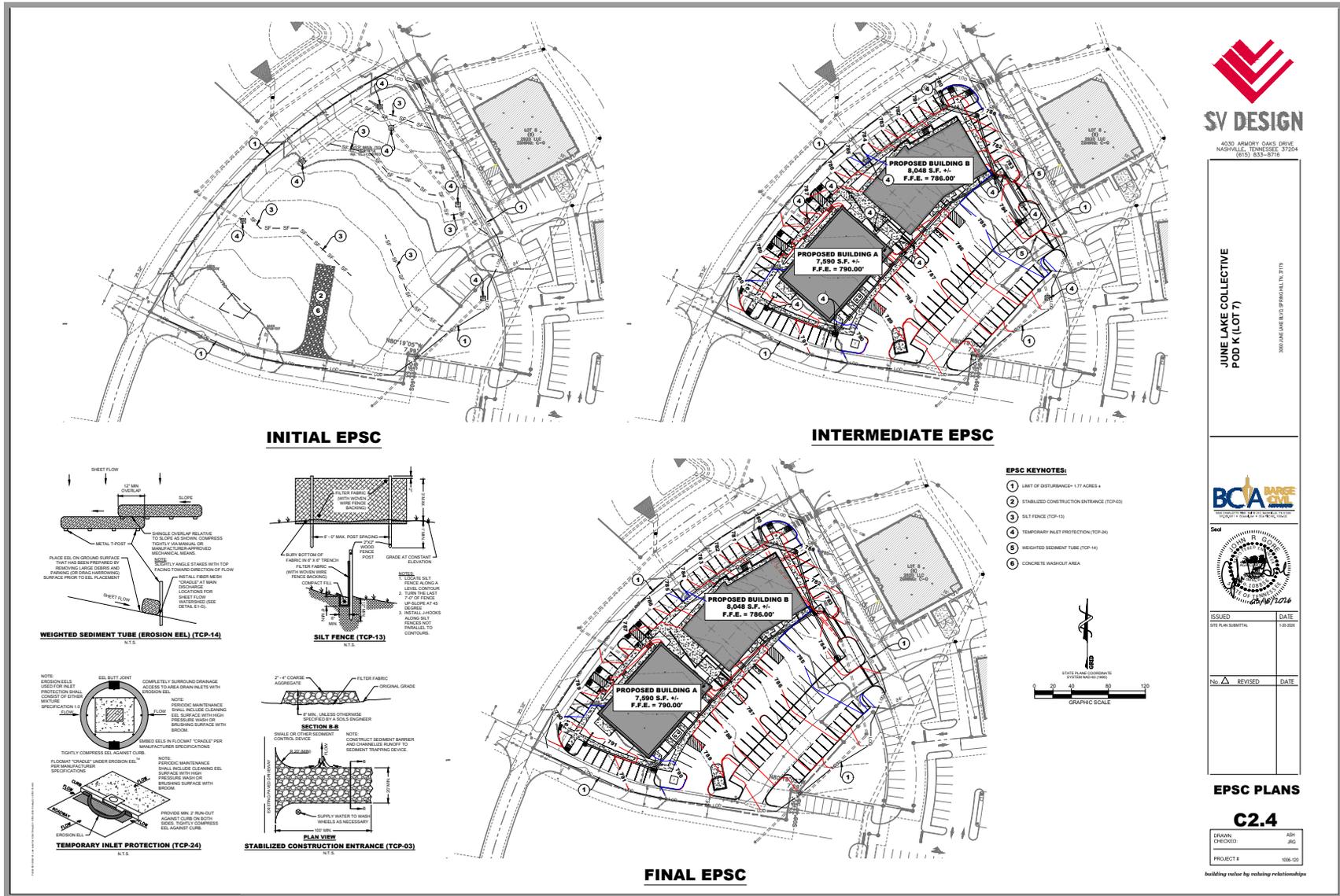
No. Δ REVISED DATE

STORM PROFILES  
C2.2

DRAWN: JMG  
CHECKED: JMG  
PROJECT V: 0006.020

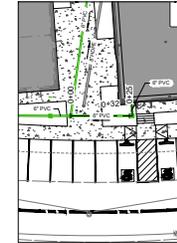
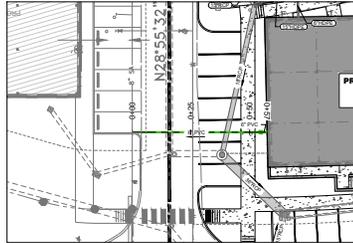
building better by valuing relationships









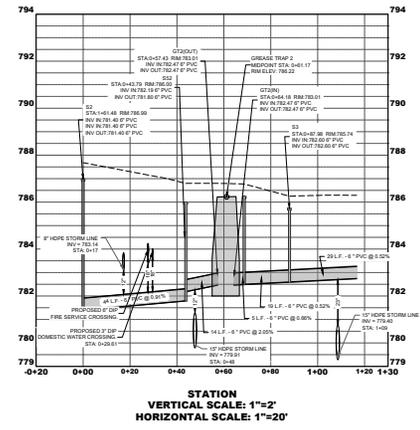


4030 ARMOY OAKS DRIVE  
NASHVILLE, TENNESSEE 37204  
(615) 833-8716

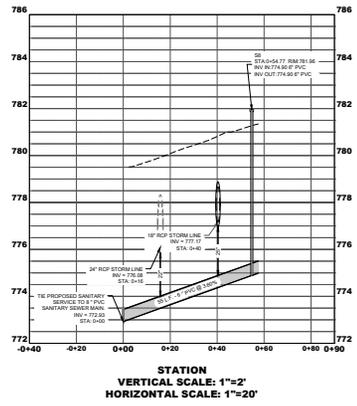
JUNE LAKE COLLECTIVE  
POD K (LOT 7)

300 JUNE LAKE BLVD #300PHOENIX, AZ 85016

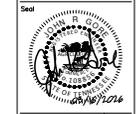
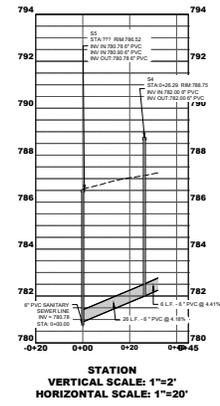
PROFILE VIEW OF SANITARY SEWER 2



PROFILE VIEW OF SANITARY SEWER 3



PROFILE VIEW OF SANITARY SEWER 4



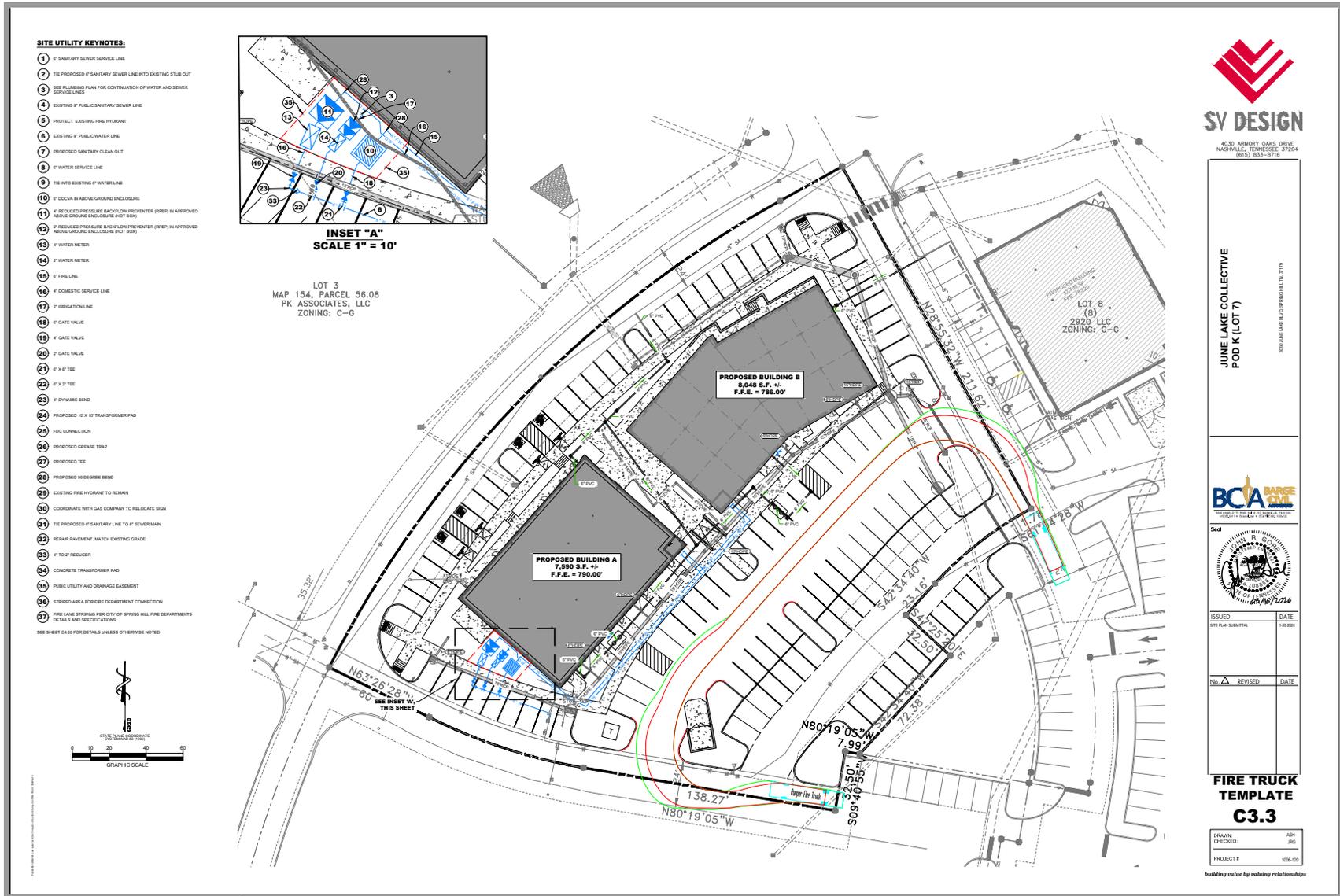
ISSUED	DATE
SITE PLAN SUBMITTAL	1.9.2016
No. Δ REVISION	DATE

**SANITARY SEWER PROFILES**

**C3.2**

DRAWN	ASH
CHECKED	JRG
PROJECT V	1006.020

building better by embracing relationships







**SV DESIGN**  
 4030 ARMOY DAVIS DRIVE  
 NASHVILLE, TENNESSEE 37204  
 (615) 833-8716

**JUNE LAKE COLLECTIVE  
 POD K (LOT 7)**

300 JUNE LAKE BLVD SPRINGHILL, TN 37174





ISSUED	DATE
SITE PLAN SUBMITTAL	1.01.2016

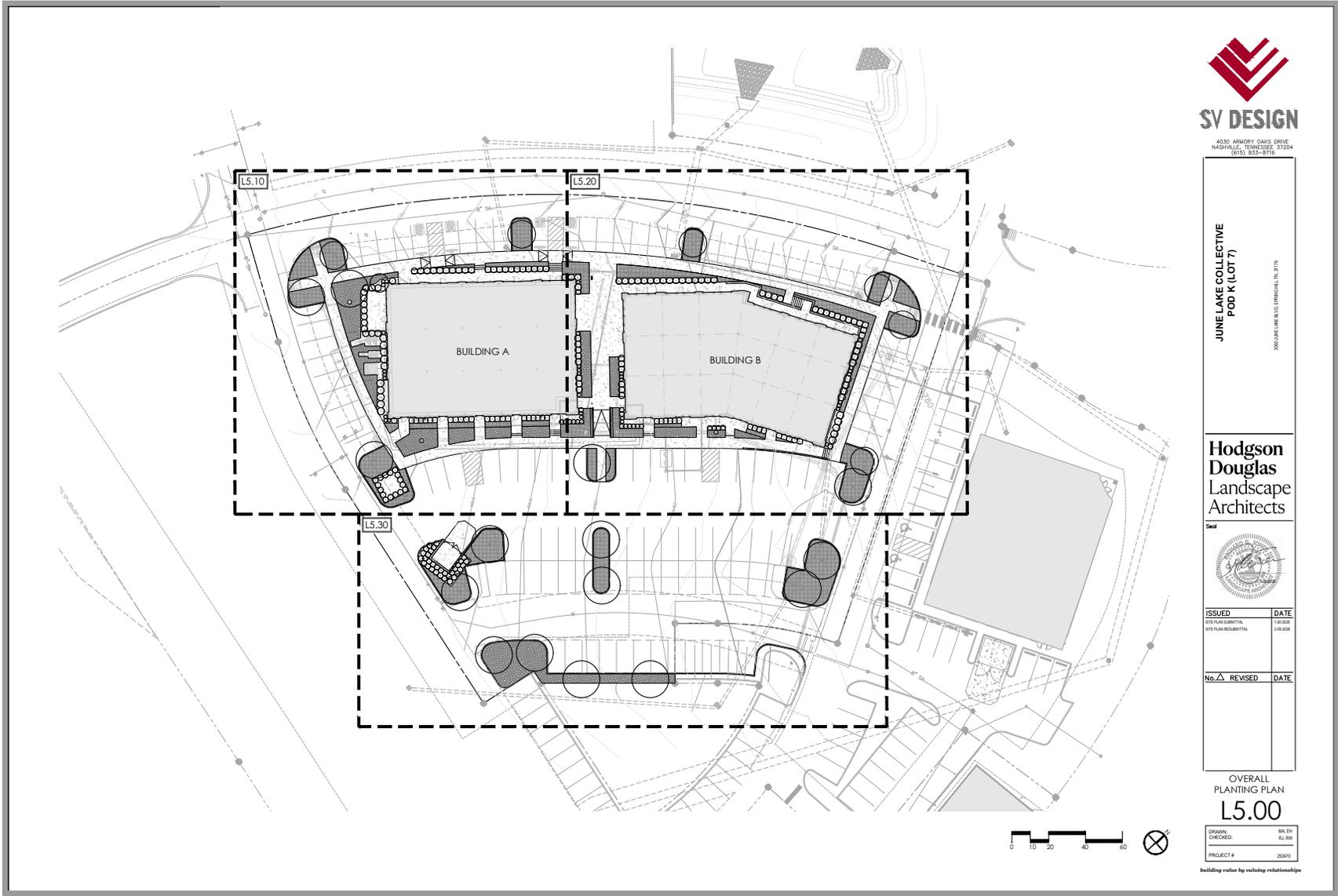
No. Δ REVISION	DATE

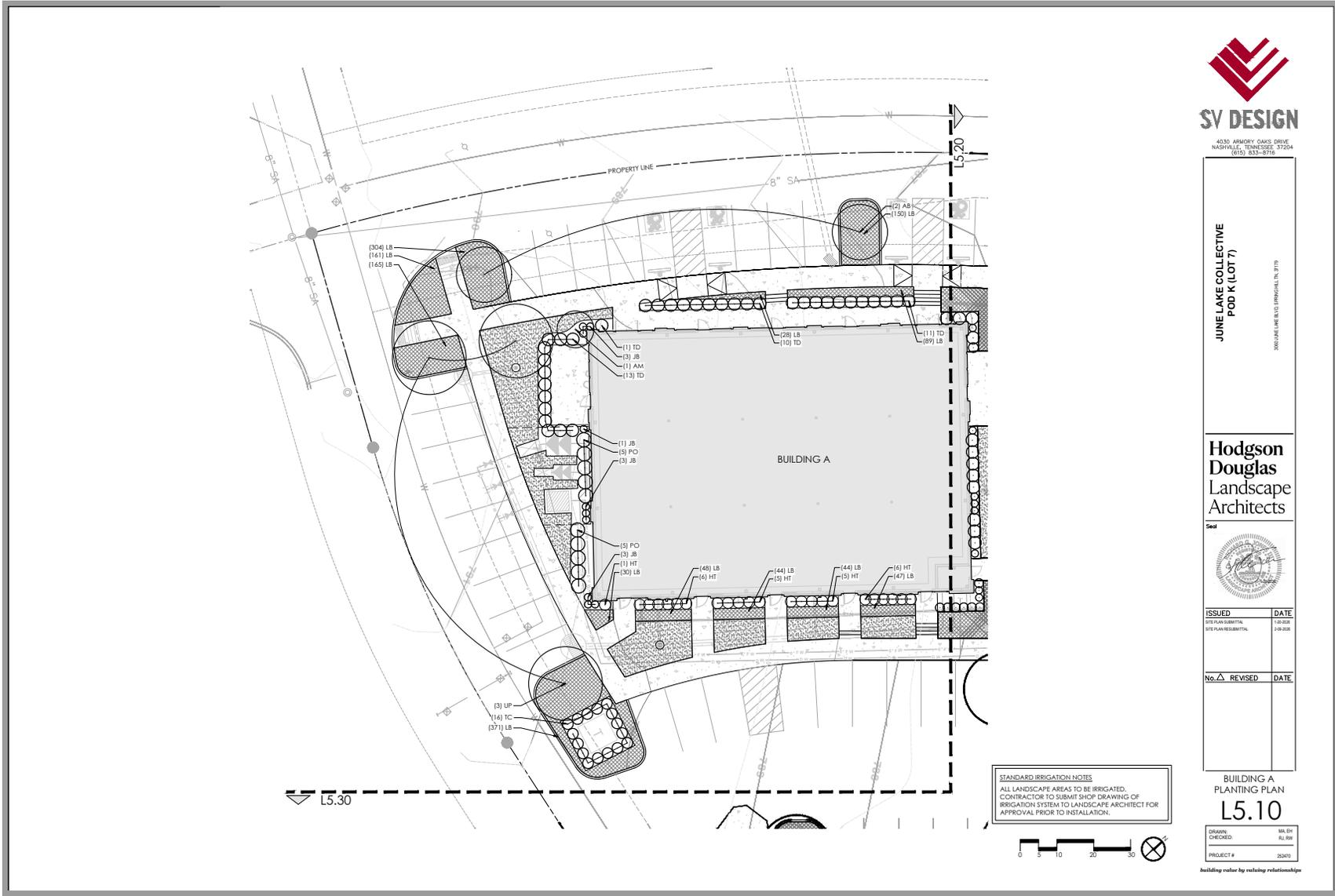
SITE DETAILS

C4.1

DRAWN	ASH
CHECKED	JIG
PROJECT #	1006-020

building better by valuing relationships





**SV DESIGN**

4330 ARMORY OAKS DRIVE  
NASHVILLE, TENNESSEE 37204  
(615) 833-8716

JUNE LAKE COLLECTIVE  
POD K (LOT 7)

3000 JUNE LAKE BLVD BRUSHY CREEK, TN 37179

**Hodgson  
Douglas  
Landscape  
Architects**

Seal



ISSUED	DATE
SITE PLAN SUBMITTAL	1-9-2018
SITE PLAN REVISIONAL	4-9-2018

No. Δ	REVISED	DATE

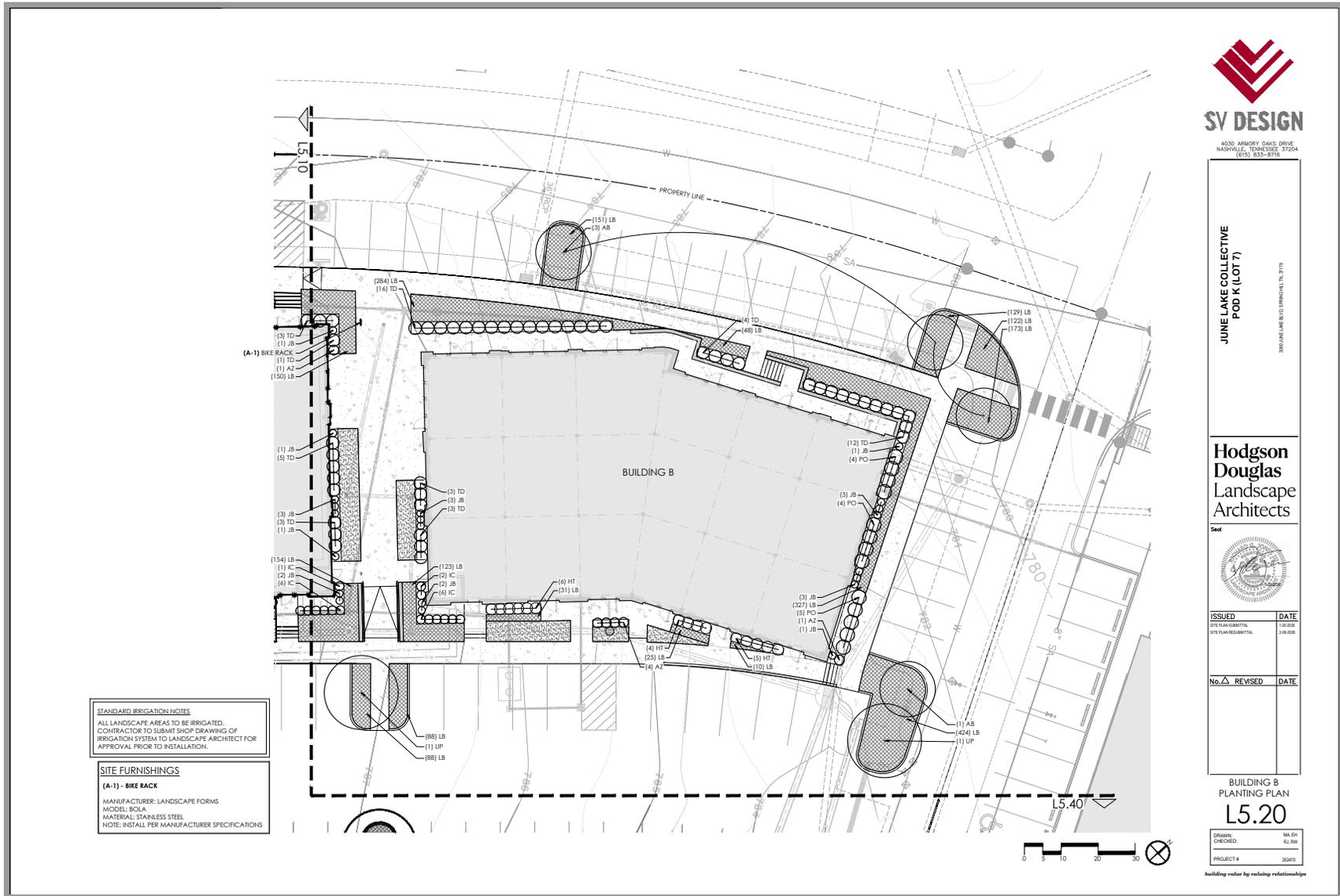
BUILDING A  
PLANTING PLAN  
**L5.10**

DRAWN:	WJ, EN
CHECKED:	AL, RSR
PROJECT #	20000

building nature by nurturing relationships

STANDARD IRRIGATION NOTES  
ALL LANDSCAPE AREAS TO BE IRRIGATED.  
CONTRACTOR TO SUBMIT SHOP DRAWING OF  
IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT FOR  
APPROVAL PRIOR TO INSTALLATION.





**STANDARD IRRIGATION NOTES**  
 ALL LANDSCAPE AREAS TO BE IRRIGATED.  
 CONTRACTOR TO SUBMIT SHOP DRAWING OF IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

**SITE FURNISHINGS**  
**(A-1) - BIKE RACK**  
 MANUFACTURER: LANDSCAPE FORMS  
 MODEL: B03A  
 MATERIAL: STAINLESS STEEL  
 NOTE: INSTALL PER MANUFACTURER SPECIFICATIONS



4330 ARMORY OAKS DRIVE  
 NASHVILLE, TENNESSEE, 37204  
 (615) 833-8716

**JUNE LAKE COLLECTIVE  
 POD K (LOT 7)**

3000 LANE BLVD BIRMINGHAM, TN 35210

**Hodgson  
 Douglas  
 Landscape  
 Architects**



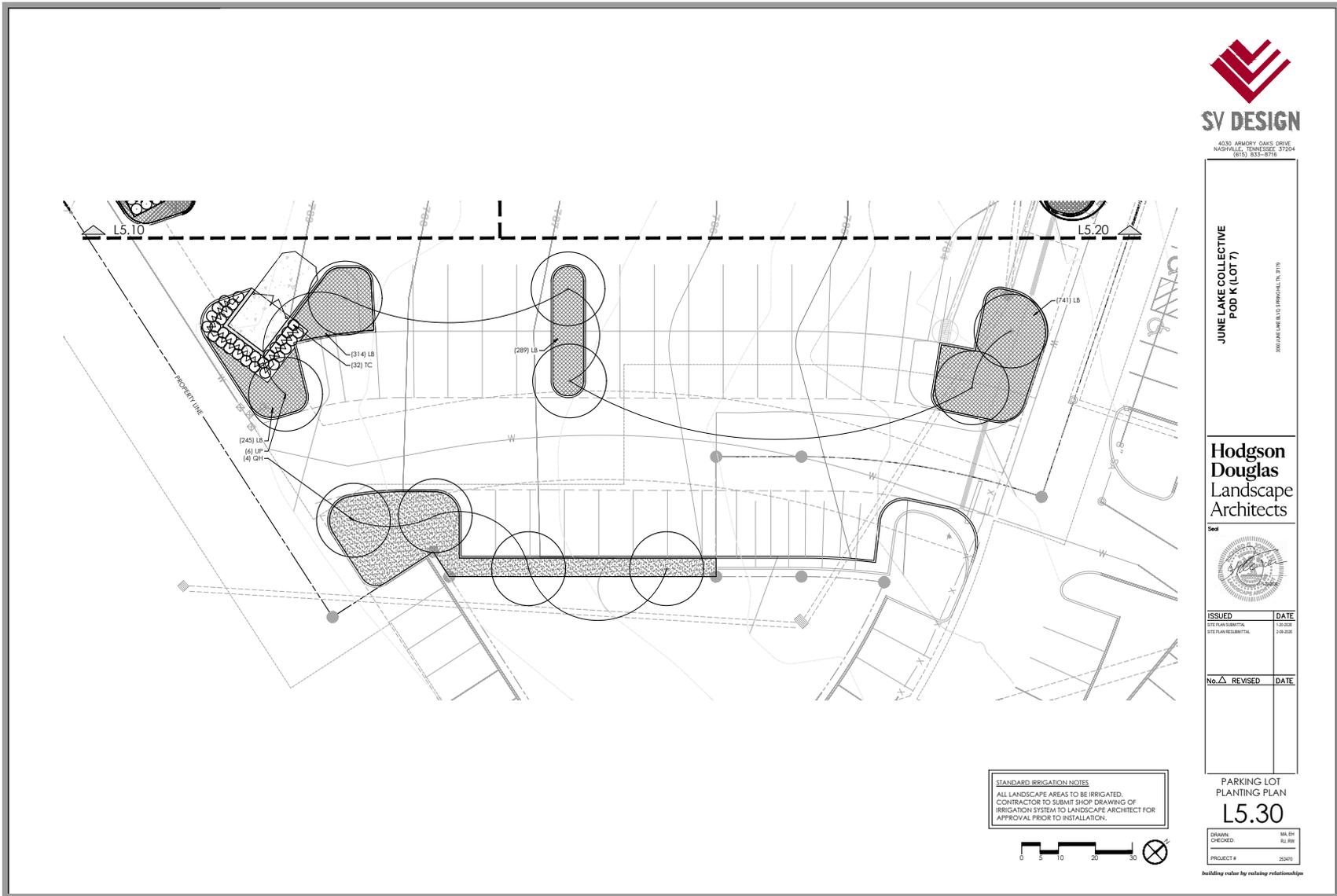
ISSUED	DATE
SITE PLAN SUBMITTAL	1-9-2018
SITE PLAN REVISIONAL	1-9-2018

No. Δ	REVISED	DATE

**BUILDING B  
 PLANTING PLAN  
 L5.20**

DESIGNED	WAL EN
CHECKED	AL ROR
PROJECT #	20000

building nature by nurturing relationships



JUNE LAKE COLLECTIVE  
POD K (LOT 7)  
300 JUNE LAKE BLVD BRUSHLEIGH, TN 3719

Hodgson  
Douglas  
Landscape  
Architects



ISSUED	DATE
SITE PLAN SUBMITTAL	1-9-2018
SITE PLAN REVISIONAL	2-9-2018

No. Δ	REVISED	DATE

PARKING LOT  
PLANTING PLAN  
L5.30

DESIGNED	WJ, EN
CHECKED	AL, RSR
PROJECT #	25600

building culture by nurturing relationships

STANDARD IRRIGATION NOTES  
ALL LANDSCAPE AREAS TO BE IRRIGATED.  
CONTRACTOR TO SUBMIT SHOP DRAWING OF  
IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT FOR  
APPROVAL PRIOR TO INSTALLATION.



**PLANTING NOTES**

- TREAT ALL GROUND-COVER BEDS WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING. CONTRACTOR IS RESPONSIBLE FOR ALL WEEDING UNTIL FINAL ACCEPTANCE.
- ALL PLANT BEDS TO BE NEATLY LAID IN WITH 3" DEEP TRENCH EDGING BORDER.
- ALL GROUND-COVER AND PLANT BEDS SHALL MEET LANDSCAPE ARCHITECT'S SPECIFICATIONS. FINAL GRADES FOR ALL PLANT BEDS SHALL BE 1" BELOW EDGE OF WALK OR CURBING SO THAT WHEN 3" OF MULCH IS ADDED THE MULCH WILL BE 2" ABOVE THE WALKS. TAPER MULCH DOWN TO EDGE OF WALK OR CURB.
- ALL AREAS WITHIN PLANT BEDS TO BE MULCHED WITH 3" DEEP LAYER OF DECOMPOSED SHREDDED PINE BARK.
- ALL TREES OF A SIMILAR SPECIES TO BE MATCHED IN SIZE AND UNIFORMITY.
- CONTRACTOR TO WARRANTY ALL PLANTINGS FOR A PERIOD OF ONE YEAR AFTER DATE OF FINAL ACCEPTANCE BY OWNER. WARRANTY TO INCLUDE ALL DEFECTS INCLUDING DEATH OR UNSATISFACTORY GROWTH EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE OR ABUSE BY OWNER, OR ABNORMAL WEATHER CONDITIONS UNUSUAL FOR WARRANTY PERIOD.
- CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF PLANTS UNTIL TIME OF FINAL ACCEPTANCE.
- PROVIDE TREES, SHRUBS AND PLANTS OF QUALITY, SIZE, GENUS, SPECIES AND VARIETY SHOWN AND SCHEDULED FOR LANDSCAPE WORK AND COMPLYING WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK," PROVIDE HEALTHY, VIGOROUS STOCK, GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT, HEIGHT AND WIDTH SHOWN ARE MINIMUM SIZES.
- DO NOT MAKE SUBSTITUTIONS, IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM A MINIMUM OF 4 SUPPLIERS TO LANDSCAPE ARCHITECT, TOGETHER WITH A PROPOSAL FOR USE OF EQUIVALENT MATERIAL PRIOR TO FINAL BID DATE.
- SUBMIT TYPEWRITTEN INSTRUCTIONS RECOMMENDING PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF LANDSCAPE WORK FOR ONE FULL YEAR; SUBMIT PRIOR TO EXPIRATION OF REQUIRED MAINTENANCE PERIOD.
- DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER; PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED AT THE SITE.
- DELIVER TREES AND SHRUBS AFTER PREPARATIONS FOR PLANTING HAS BEEN COMPLETED AND PLANT IMMEDIATELY, IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOSTLY BY COVERING WITH MULCH, BURLAP, OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
- DETERMINE LOCATION OF UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE AS REQUIRED, MAINTAIN GRADE STAKES SET BY OTHERS UNTIL REMOVAL IS MUTUALLY AGREED-UPON BY PARTIES CONCERNED.
- PROVIDE 24" OF NEW TOPSOIL TO ALL PLANTING AREAS PER LANDSCAPE ARCHITECT'S SPECIFICATIONS, OBTAIN TOPSOIL FROM SOURCES LISTED IN SPECIFICATIONS.
- BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING. MAINTAIN TREES, SHRUBS, AND OTHER PLANTINGS BY PRUNING, WATERING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS, RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. MAINTAIN LAWN BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS, SUCH AS ROLLING, REGRADING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF BROODS OR BARE AREAS.
- WHERE INSPECTED LANDSCAPE WORK DOES NOT COMPLY WITH REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL INSPECTED BY LANDSCAPE ARCHITECT AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS PROMPTLY FROM PROJECT SITE.
- ANY AND ALL QUANTITIES INDICATED ON THE PLANT SCHEDULE AND PLAN ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATION AND THE LIABILITY WHICH PERTAINS TO THOSE QUANTITIES. ANY DISCREPANCY SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
- LOCATIONS OF ALL PLANT BEDS AND TREES TO BE STAKED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- SCARIFY ALL TREE PITS BEFORE PLANTING. VERIFY THAT ALL TREE PITS ADEQUATELY DRAIN BEFORE PLANTING TREES.
- IF ROCK IS ENCOUNTERED, CONTRACTOR TO REMOVE ROCK AND PROVIDE DRAINAGE AWAY FROM EACH TREE PIT.
- SHRUBS AND GROUND-COVER BEDS TO BE PLANTED IN A TRIANGULAR SPACING. SEE PLANTING SCHEDULE FOR DISTANCES.
- PROVIDE TRUE RADII FOR THE LAYOUT OF ALL PLANT BEDS.
- REFER TO PROJECT MANUAL REGARDING TREE FERTILIZATION AND PRUNING.
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH FULLY AUTOMATED IRRIGATION SYSTEM. IRRIGATION SYSTEM TO USE EXISTING WATER SOURCE ON SITE, BACK FLOW PREVENTER, CONTROLLER AND METER TO BE PROVIDED.

**PLANTING SCHEDULE NOTES**

- TREES TO BE OF THE HIGHEST GRADE
- PREFERRED VENDORS FOR PURCHASING:
  - ELECT TREES**
  - CRAWFORD, GA - (704)743-5124
  - BOLD SPRINGS NURSERY**
  - HAWKINSVILLE, GA - (478)783-4975
  - SHADY GROVE PLANTATION AND NURSERY**
  - ORANGEBURG, SC - (803)534-5683
  - WATKINS NURSERIES**
  - MIDDLETON, VA - (804)379-8733
  - HUNTER TREES NURSERY, LLC**
  - BIRMINGHAM, AL - (866)348-6837
  - HAVERSOUTH NURSERY**
  - TELEPHONIA, TN - (931)455-5434
  - SOUTHEASTERN GROWERS, INC.**
  - HAWKINSVILLE, GA - (706)310-1151
  - PLANTATION TREES, CO.**
  - SELMA, AL - (334)875-9174
- TREES ARE NOT AVAILABLE AT THE INDICATED NURSERIES. CONTRACTOR TO SUBMIT ALTERNATIVE NURSERIES. ALL TREES OBTAINED AT LISTED NURSERIES MUST MEET ALL OF THE SPECIFICATIONS REQUIRED.

**STANDARD IRRIGATION NOTES**  
 ALL LANDSCAPE AREAS TO BE IRRIGATED.  
 CONTRACTOR TO SUBMIT SHOP DRAWING OF IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

APPROVED ALTERNATE PLANT SCHEDULE							
CODE	BOTANICAL NAME	COMMON NAME	CONT./CAL	HEIGHT	SPREAD	SPACING	REMARKS
<b>TREES</b>							
AC	ACER X FREEMANI 'JEFFERSON'	AUGUST BLAZER FREEMAN MAPLE	8.8-3'	14'	6'		REF. PLANS FULL CROWN, MATCHED, STRONG CENTRAL LEADER
CC	CERCIS CANADENSIS 'FOREST PANTRY'	FOREST PANTRY EASTERN REDBUD	8.8-3'	8'	8'		REF. PLANS MULTI-TRUNK, EACH CANE MATCHING COLUPE MEASUREMENT, DENSE, WELL BRANCHED, FULL MATCHED
OD	QUERCUS DONNELLII 'GRIND'	SANJOSE DONNELL OAK	8.8-3'	18'	12'		REF. PLANS STRONG CENTRAL LEADER, DENSE, FULL CROWN, MATCHED
AP	ULMUS AMERICANA PRINCETON	PRINCETON AMERICAN ELM	8.8-3'	14'	8'		PER PLANS FULL CROWN, MATCHED, STRONG CENTRAL LEADER
UA	ULMUS PARVIFLORA 'ALICE'	ALICE LACINBAR ELM	8.8-3'	14'	8'		REF. PLANS STRONG CENTRAL LEADER, DENSE, WELL BRANCHED, FULL CROWN
<b>SHRUBS</b>							
SC	LOENICERIS SERICIA 'FARROW'	ARCTIC FERRIS RED TWIG DOGWOOD	REF. SIZE	30"	24"	30" O.C.	MATCHED, FULL TO GROUND
CG	POPHYLLISIA CAROLINENSIS	OWARY POTPORELLA	REF. SIZE	30"	24"	30" O.C.	MATCHED, FULL TO GROUND
SD	HYDRANGEA LYONSII 'KISS ME QUICK'	MISSOURI OVAL LEAF HYDRANGEA	REF. SIZE	30"	24"	30" O.C.	MATCHED, FULL TO GROUND
WY	ILEX VERICILLATA 'WINTER RED'	WINTER RED WINTERBERRY	REF. SIZE	30"	36"	48" O.C.	MATCHED, FULL TO GROUND
WY	ILEX NIGRA 'RED HENRY'	RED HENRY WINTERBERRY	REF. SIZE	30"	24"	30" O.C.	MATCHED, FULL TO GROUND
JK	JUNIPERUS X GREY OWAL	GREY OWAL JUNIPER	REF. SIZE	30"	30"	48" O.C.	MATCHED, FULL TO GROUND
SL	PRUNUS LAURICOLABRIS 'SCHNEEBAUM'	SCHNEEBAUM	REF. SIZE	36"	36"	AS SHOWN	MATCHED, FULL TO GROUND
<b>GROUND COVERS</b>							
CF	LOENICERIS X ZACHROBA 'KAZI FORESTER'	KAZI FORESTER FEATHER REED GRASS	REF. SIZE	18"	12"	24" O.C.	FULL DENSELY ROOTED
DB	CRYPTOPERIS ERYTHROSCA 'BRILLIANCE'	BRILLIANCE AURUM FERN	REF. SIZE	18"	24"	18" O.C.	FULL DENSELY ROOTED
SB	SCHIZOCALYPTERIA 'TIBBON'	TOURNEFORTIA	REF. SIZE	18"	12"	24" O.C.	FULL DENSELY ROOTED
BB	BRIDGE WASCAR 'BIG BLUE'	BIG BLUE LILYBIRD	REF. SIZE	12"	12"	12" O.C.	MATCHED, DENSELY ROOTED
FC	FRAXINUS TERRESTRIS 'GREEN SHEEN'	GREEN SHEEN WAPAROSE	REF. SIZE	4"	12"	8" O.C.	FULL DENSELY ROOTED

PLANT SCHEDULE							
CODE	BOTANICAL NAME	COMMON NAME	CONT./CAL	HEIGHT	SPREAD	SPACING	REMARKS
<b>TREES</b>							
AM	ACER RUBRUM 'RED RAINBOW'	RED RAINBOW MAPLE	8.8-3'	14'	6'		REF. PLANS STRONG CENTRAL LEADER, DENSE, WELL BRANCHED, FULL CROWN
AM	AMELANCHIER ALBIFLORA 'AUGUST BRILLIANCE'	AUGUST BRILLIANCE SERVICEBERRY	8.8-3'	8'	8'		REF. PLANS MULTI-TRUNK, EACH CANE MATCHING COLUPE MEASUREMENT, DENSE, WELL BRANCHED, FULL MATCHED
OH	QUERCUS LYRATA 'QFB' TM	HIGHBEAM OVERCUP OAK	8.8-3'	18'	8'		REF. PLANS FULL CROWN, MATCHED, STRONG CENTRAL LEADER
AP	ULMUS AMERICANA PRINCETON	PRINCETON AMERICAN ELM	8.8-3'	14'	8'		PER PLANS FULL CROWN, MATCHED, STRONG CENTRAL LEADER
<b>SHRUBS</b>							
AZ	AZALEA BRICORE 'AUGUST RUBY TM'	BRICORE AZALEA	REF. SIZE	30"	18"	18" O.C.	MATCHED, FULL TM GROUND
HT	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	REF. SIZE	30"	24"	30" O.C.	MATCHED, FULL TO GROUND
HT	HYDRANGEA LYONSII 'KISS ME QUICK'	MISSOURI OVAL LEAF HYDRANGEA	REF. SIZE	30"	24"	30" O.C.	MATCHED, FULL TO GROUND
JB	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	REF. SIZE	30"	18"	24" O.C.	MATCHED, FULL TO GROUND
PC	PRUNUS LAURICOLABRIS 'ORIOLE HENRY'	ORIOLE HENRY WINTERBERRY	REF. SIZE	30"	30"	24" O.C.	MATCHED, FULL TO GROUND
PC	PRUNUS LAURICOLABRIS 'ORIOLE HENRY'	DENSE PRUNUS JAPANESE TEW	REF. SIZE	30"	30"	30" O.C.	MATCHED, FULL TO GROUND
PC	PRUNUS LAURICOLABRIS 'ORIOLE HENRY'	ORIOLE HENRY WINTERBERRY	REF. SIZE	30"	18"	24" O.C.	MATCHED, FULL TO GROUND
<b>GROUND COVERS</b>							
BB	BRIDGE WASCAR 'BIG BLUE'	BIG BLUE LILYBIRD	REF. SIZE	12"	12"	12" O.C.	MATCHED, DENSELY ROOTED
DB	CRYPTOPERIS ERYTHROSCA 'BRILLIANCE'	BRILLIANCE AURUM FERN	REF. SIZE	18"	24"	18" O.C.	FULL DENSELY ROOTED



4330 ARMOY DAMS DRIVE  
 NASHVILLE, TENNESSEE 37204  
 (615) 833-8765

JUNE LAKE COLLECTIVE  
 POD K (LOT 7)

**Hodgson  
 Douglas  
 Landscape  
 Architects**



<b>ISSUED</b>	<b>DATE</b>
SITE PLAN SUBMITTAL	1.9.2018
SITE PLAN REVISIONAL	1.9.2018
<b>No. Δ</b>	<b>REVISED</b>
	<b>DATE</b>

PLANTING  
 NOTES  
**L5.40**

ISSUED BY: BA, EN  
 CHECKED: AL, RM  
 PROJECT #: 20060  
 building culture by nurturing relationships



4330 ARMORY OAKS DRIVE  
NASHVILLE, TENNESSEE 37204  
(615) 833-8716

JUNE LAKE COLLECTIVE  
POD K (LOT 7)

3000 LANE DRIVE BIRMINGHAM, TN 35219

Hodgson  
Douglas  
Landscape  
Architects

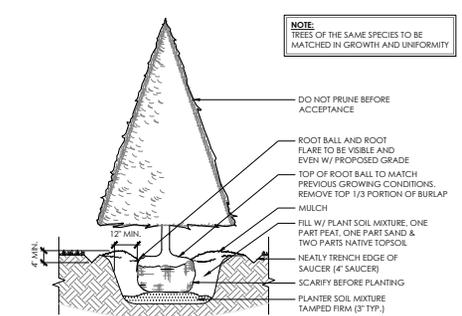


ISSUED	DATE
SITE PLAN SUBMITTAL	1-9-2018
SITE PLAN REVISIONS	1-9-2018
No. Δ	REVISED DATE

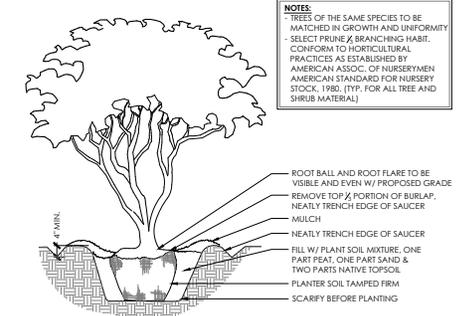
PLANTING  
DETAILS  
**L5.41**

DESIGN CHECKED	ML, EN
PROJECT #	20000

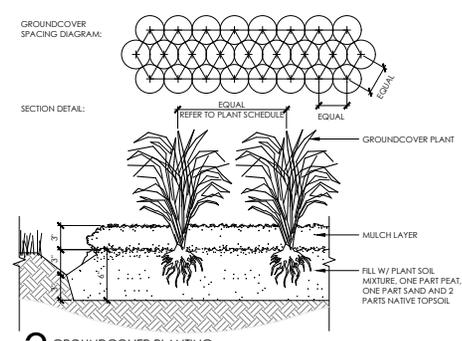
building nature by nurturing relationships



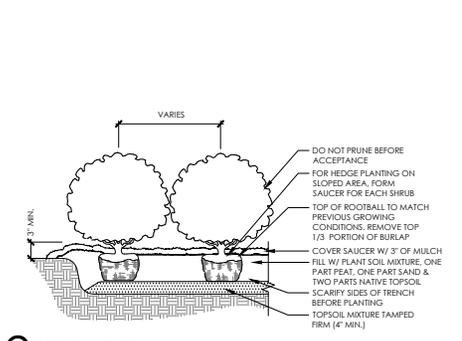
**5 EVERGREEN TREE PLANTING** NOT TO SCALE



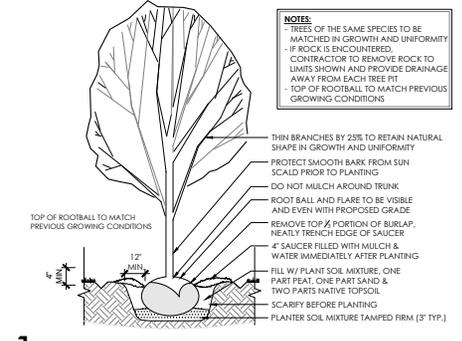
**4 ORNAMENTAL TREE PLANTING** NOT TO SCALE



**3 GROUND COVER PLANTING** NOT TO SCALE



**2 SHRUB PLANTING** NOT TO SCALE



**1 TREE PLANTING** NOT TO SCALE

**1 ISOLATION VALVE** NOT TO SCALE

**2 REMOTE TO PIPE CONNECTION** NOT TO SCALE

**3 POP-UP SPRAY SPRINKLER** NOT TO SCALE

**4 PVC TO PIPE CONNECTION** NOT TO SCALE

**5 ROTOR POP-UP SPRINKLER** NOT TO SCALE

**6 HYBRID CONTROLLER** NOT TO SCALE

**7 VALVE BOX GROUPINGS** NOT TO SCALE

**8 SLEEVES UNDER WALK/ROAD** NOT TO SCALE

**9 QUICK COUPLING VALVE** NOT TO SCALE

**DESIGN BUILD IRRIGATION NOTES**

- 1) ALL WORK SHALL CONFORM TO ANY AND ALL APPLICABLE REGULATIONS AND CODES FOR THE LOCATION OF THE WORK. THE INSTALLER SHALL OBTAIN ANY NECESSARY LOCATES, PERMITS AND INSPECTIONS.
- 2) ALL WORK SHALL BE CLOSELY COORDINATED WITH THAT OF OTHER TRADES, IN ORDER TO AVOID CONFLICTS. REFER TO LANDSCAPE AND UTILITIES PLANS WHEN TRENCHING TO AVOID TREES, SHRUBS AND UNDERGROUND UTILITIES.
- 3) ALL MATERIAL AND LABOR REQUIRED TO PROVIDE A COMPLETE, OPERATIONAL AND FULLY GUARANTEED SYSTEM SHALL BE CONSIDERED PART OF THE WORK, WHETHER OR NOT THEY ARE SPECIFICALLY INDICATED IN THE DOCUMENTS.
- 4) THE CONTRACTOR SHALL PREPARE A DESIGN HARD COPY DRAWINGS ON REPRODUCIBLE PAPER SHOWING ALL IRRIGATION INSTALLATION. A HARD COPY OF THE ORIGINAL LANDSCAPE PLAN MAY BE OBTAINED FROM THE DESIGNER. THE DRAWING SHALL LOCATE ALL MAINLINE VALVES AND HEADS BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. PLEASE SHOW WIRE DIRECTION. PROVIDE DESIGN DRAWINGS FOR DESIGNER APPROVAL.
- 5) ALL HEADS SHALL BE OF THE PROPER TYPE FOR THE AREAS WHERE LOCATED AND SHALL BE INSTALLED TO THE PROPER HEIGHT. ALL HEADS AND OTHER EQUIPMENT SHALL BE INSTALLED WITH ADEQUATE AND UNIFORM CLEARANCE FROM ALL HARD SCAPING, TO MINIMIZE WATER OVER SPRAY ON IMPERVIOUS AREAS. ALL HEADS SHALL BE MOUNTED WITH POLY PIPE WITH BARBED ELBOWS.
- 6) CONTRACTOR TO DESIGN SYSTEM BASED ON AVAILABLE WATER PRESSURE AT THE SITE. PRESSURE TEST SYSTEM AND SUBMIT TO OWNER.
7. MAKE USE OF EXISTING POWER SUPPLY PROVIDED BY GENERAL CONTRACTOR.
- 8) CONTROL WIRING SHALL BE ROUTED WITH THE MAINLINE WHEREVER POSSIBLE. LOW VOLTAGE WIRING SHALL BE UP 14 PVC JACKETED, SINGLE CONDUCTOR CABLE. USE RED WIRES FOR "HOT" AND WHITE FOR VALVE COMMON. WIRES SHALL BE INSTALLED WITH ADEQUATE SLACK AND SURGE/EXPANSION LOOPS, AND SHALL BE SPLICED ONLY IN VALVE BOXES, USING 3-1.4 DIRECT BURY CDBT+ WIRE CONNECTORS.
- 9) ALL PIPING AND WIRE PASSING UNDER PAVED AREAS SHALL BE SLEEVED WITH SCH. 40 PVC PIPE. SIZE A MINIMUM OF TWO NOMINAL SIZES LARGER THAN CONTAINED PIPE. ALL SLEEVING SHALL BE PROVIDED.
- 10) ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.
- 11) PROVIDE A MINIMUM OF 8" OF COVER OVER LATERAL PIPING PROVIDE A MINIMUM OF 12" OF COVER OVER MAINLINE PIPING.
- 12) LATERAL LINES SHALL BE CLASS 200 PVC. SEE PLAN FOR SIZES. MAIN LINE PIPE SHALL BE CLASS 200 PVC. SEE PLAN FOR SIZES.
- 13) FLUSH ALL LINES.
- 14) CONDUCT AN INSPECTION OF THE SYSTEM IN OPERATION WITH THE DESIGNER.
- 15) THE CONTRACTOR IS RESPONSIBLE FOR WINTERIZING THE SYSTEM THE FIRST YEAR OF INSTALLATION. DURING THE WINTERIZATION OF THE SYSTEM, THE CONTRACTOR WILL SHOW THE OWNER'S DESIGNATED REPRESENTATIVE THE PROPER PROCEDURES FOR WINTERIZING THE SYSTEM. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR RESTARTING THE SYSTEM IN THE SPRING OF THE FOLLOWING YEAR.
- 16) CONTRACTOR TO GUARANTEE IRRIGATION SYSTEM, EQUIPMENT AND WORKMANSHIP FOR 1 YEAR FROM SUBSTANTIAL COMPLETION.
- 17) ANY ADDITIONAL NEEDED SLEEVES WILL BE PROVIDED BY THE DESIGN BUILD CONTRACTOR.

**IRRIGATION NOTES**

- 1) SITE TO BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR IN ACCORDANCE TO STATE LAW.
- 2) CONTRACTOR SHALL SUPPLY AND INSTALL ALL VALVES, HEADS, PIPE, CONTROLLING, WIRING, BACKFLOW PREVENTOR AND CONTROLLER FOR A TWO WIRE IRRIGATION SYSTEM.
- 3) COORDINATE LOCATION OF WATER SOURCE AND BACKFLOW PREVENTOR WITH GENERAL CONTRACTOR COORDINATE LOCATION OF CONTROLLER WITH OWNER.
- 4) INSTALL SYSTEM AS PER SPECS. REFERENCE SPECIFICATIONS FOR MEETING AND MATCHING EXISTING IRRIGATION SYSTEM.
- 5) CONTRACTOR TO LOCATE AND VERIFY ALL EXISTING SITE UTILITIES PRIOR TO COMMENCING WITH WORK. CONTRACTOR RESPONSIBLE FOR DAMAGE CAUSED DURING CONSTRUCTION TO ANY SITE UTILITIES AND SITE FEATURES.
- 6) FOR ALL PIPE PENETRATIONS REFER TO ARCHITECTS PLANS.
- 7) CONTRACTOR TO PROVIDE FULL SHOP DRAWINGS PER SPECIFICATIONS FOR DESIGN BUILD IRRIGATION FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. REF. DESIGN BUILD IRRIGATION SPECIFICATION AND NOTES ON SHEET L700. REF. LANDSCAPE PLANS FOR SPECIFIC PLANT TYPES AND LOCATIONS. COMMUNICATE SITE WATER CONNECTIONS WITH PROJECT CIVIL, M.E.P. ENGINEERS, CONTRACTOR AND LANDSCAPE ARCHITECT.

JUNE LAKE COLLECTIVE  
POD K (LOT 7)

4030 ARMOY OAKS DRIVE  
NASHVILLE, TENNESSEE 37204  
(615) 833-8716

3000 LAKEVIEW DR BIRMINGHAM, TN 35219

**Hodgson Douglas Landscape Architects**

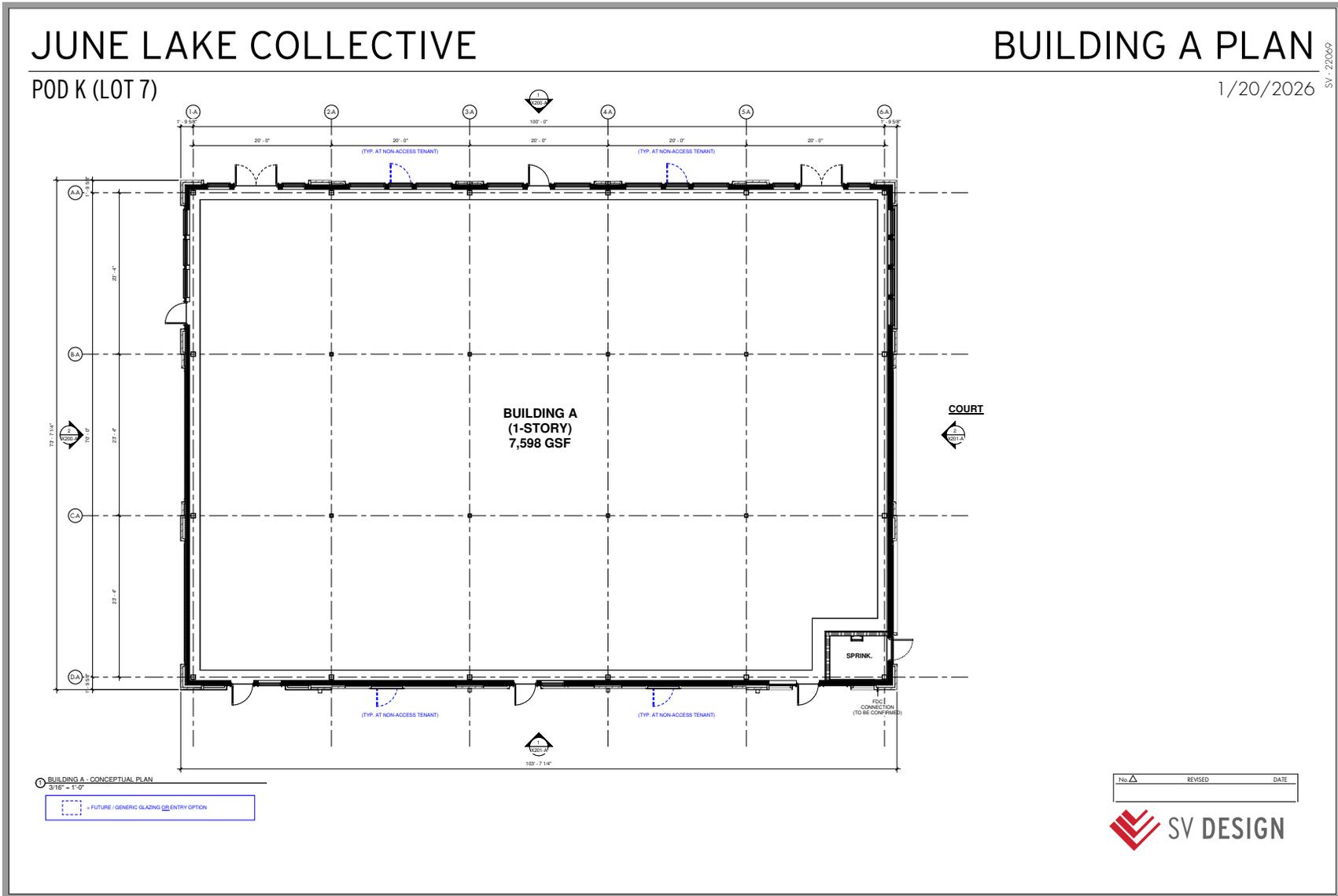
ISSUED	DATE
SITE PLAN SUBMITTAL	1.9.2018
SITE PLAN REVISIONAL	4.8.2018

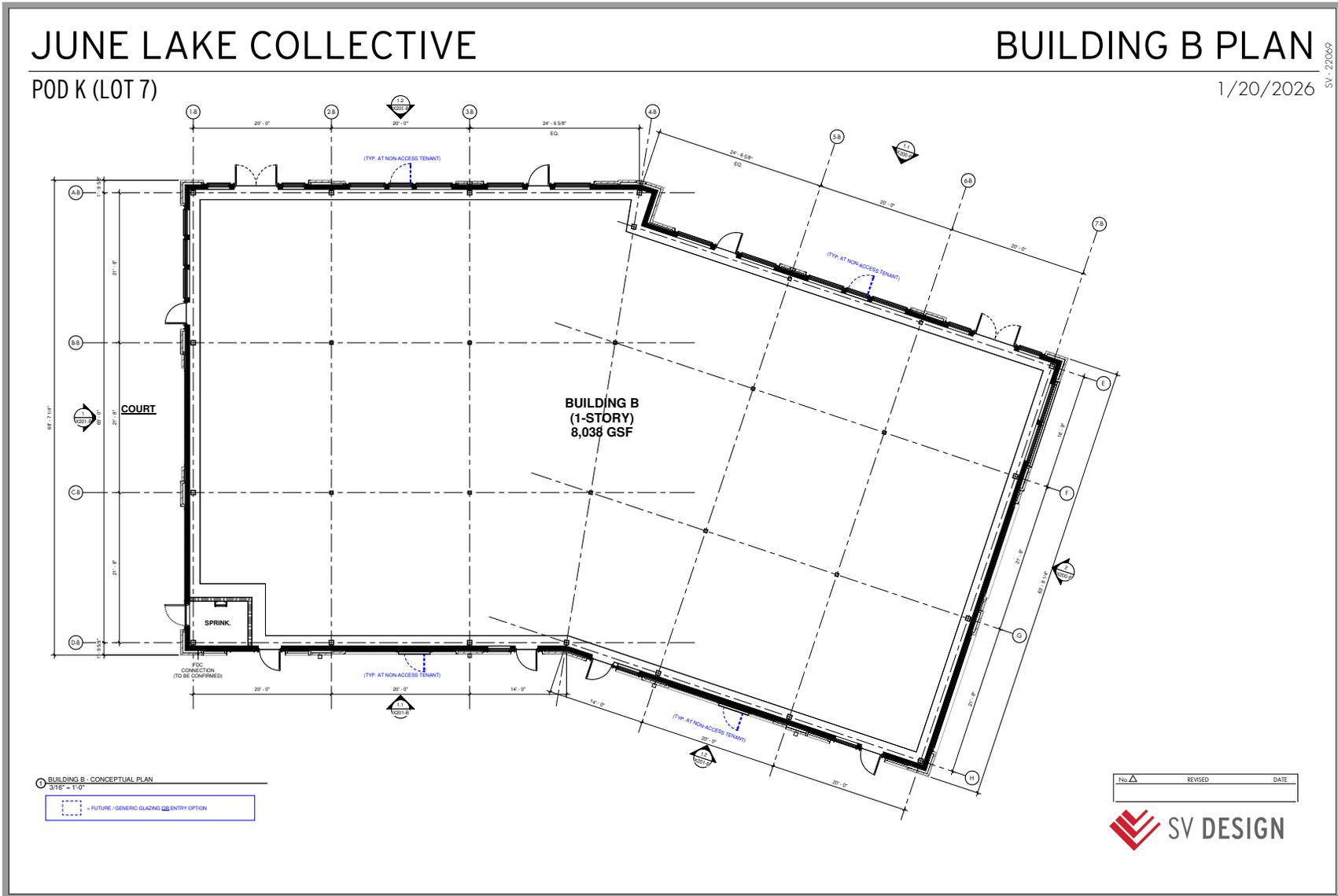
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IRRIGATION NOTES  
**L5.50**

ISSUED/ CHECKED:	SCALE:
PROJECT #	DATE

building value by valuing relationships





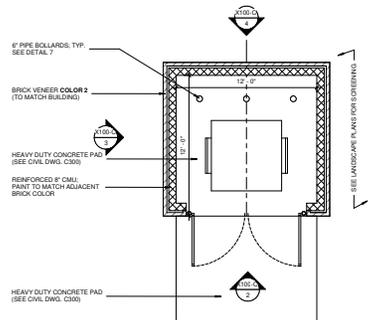
# JUNE LAKE COLLECTIVE

POD K (LOT 7)

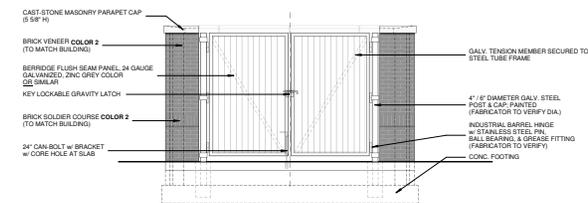
# DUMPSTER ENCLOSURE

1/20/2026

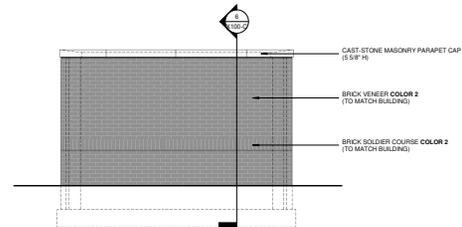
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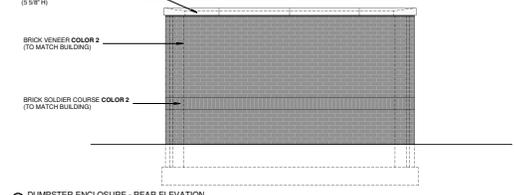
**DUMPSTER ENCLOSURE PLAN**  
1/4" = 1'-0"



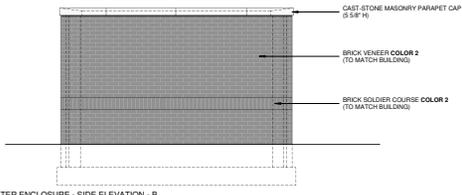
**DUMPSTER ENCLOSURE - FRONT ELEVATION**  
3/8" = 1'-0"



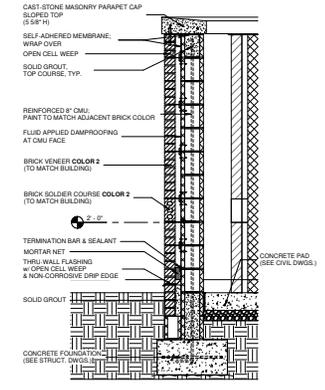
**DUMPSTER ENCLOSURE - SIDE ELEVATION - A**  
3/8" = 1'-0"



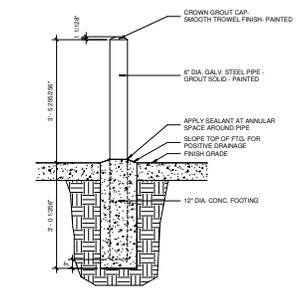
**DUMPSTER ENCLOSURE - REAR ELEVATION**  
3/8" = 1'-0"



**DUMPSTER ENCLOSURE - SIDE ELEVATION - B**  
3/8" = 1'-0"



**DUMPSTER ENCLOSURE SECTION**  
3/4" = 1'-0"



**BOLLARD DETAIL**  
3/4" = 1'-0"



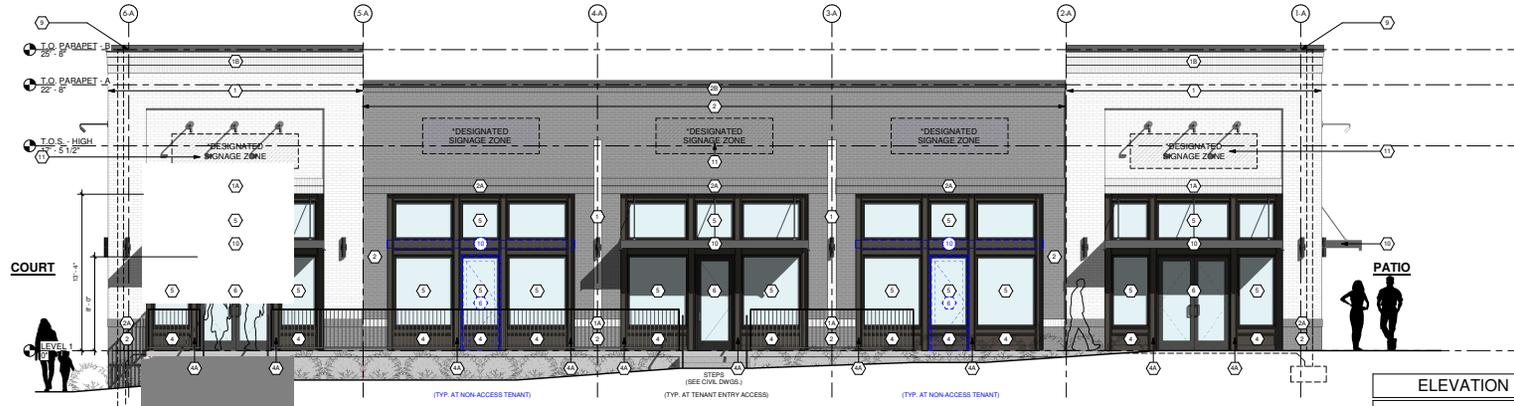
# JUNE LAKE COLLECTIVE

# EXTERIOR ELEVATIONS

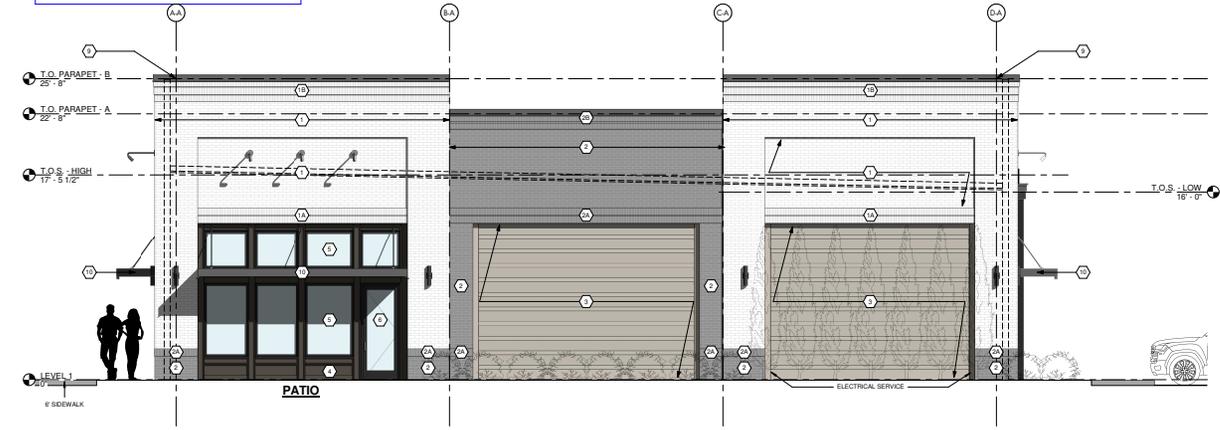
POD K (LOT 7)

1/20/2026

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1. BUILDING A - NORTH ELEVATION - CONCEPTUAL  
1/4" = 1'-0"  
+ FUTURE / GENERIC GLAZING ENTRY OPTION



2. BUILDING A - WEST ELEVATION - CONCEPTUAL  
1/4" = 1'-0"

**ELEVATION KEYNOTES:**

1. BRICK VENEER - COLOR 1 - MODULAR (SEE MATERIAL LEGEND)
2. BRICK ACCENT - COLOR 1 - MODULAR - SOLDIER COURSE BAND (1)
3. BRICK ACCENT - COLOR 1 - MODULAR - TRIPLE SOLDIER CORNICE (AT PARAPET)
4. BRICK VENEER - COLOR 2 - MODULAR (SEE MATERIAL LEGEND)
5. BRICK ACCENT - COLOR 2 - MODULAR - SOLDIER COURSE BAND (1)
6. BRICK ACCENT - COLOR 2 - MODULAR - SINGLE SOLDIER CORNICE (AT PARAPET)
7. FIBER CEMENT PANEL TRANSCREEN - PT-1 "BERGE" (PATTERN "C" TO 20" EXPOSURE & 20" 4" EXPOSURE "SMOOTH FINISH")
8. FIBER CEMENT ACCENT TRIM PROFILE - PT-1 (4x 6" TRIM "SMOOTH FINISH")
9. FIBER CEMENT PANEL TRANSCREEN - PT-2 "CHARCOAL"
10. FIBER CEMENT ACCENT TRIM PROFILE - PT-1 (PROFILE 4x 8 1/2" BATTER EXTERIOR 4x 4" TRIM "SMOOTH FINISH")
11. ALUMINUM STOREFRONT WINDOW SYSTEM "CENTER SET" TYPE "T" INSULATED LOW E GLAZING (ANODIZED - ARCHITECTURAL CLASS 1; BLACK FINISH)
12. ALUMINUM STOREFRONT DOOR SYSTEM "H" INSULATED LOW E GLAZING (ANODIZED - ARCHITECTURAL CLASS 1; BLACK FINISH)
13. INSULATED H.M. DOOR & FRAME - PT-1 - PAINTED (TBD)
14. PRE FINISHED DOWNSPOUT w/ CONDUCTOR HEAD - COLOR 1 - KYNAR 500 COATED (4" OVERFLOW THROUGH WALL EQUIPER)
15. PRE FINISHED ALUMINUM COPING - COLOR 1 - KYNAR 500 COATED (AT PARAPET) (TBD)
16. PRE-FABRICATED ALUMINUM CANOPY (BLACK FINISH w/ SUPPORT ROOFS, 8" FASCIA & FLAT SOFFIT) (4'-0" D X Varies W)
17. BUILDING MOUNTED "WALL SIGN" (INTERNALLY OR EXTERNALLY ILLUMINATED w/ POST ATTACHED CHARACTERS) (SEE MATERIAL LEGEND FOR CHARACTERIZATION) (SEE MATERIAL LEGEND FOR CHARACTERIZATION)

No.	REVISED	DATE





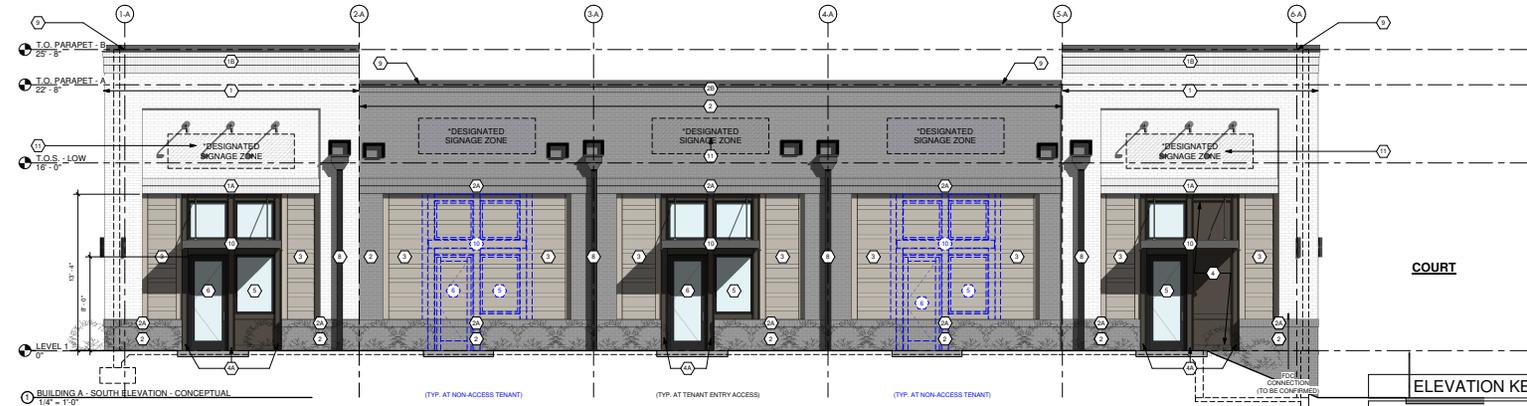
# JUNE LAKE COLLECTIVE

# EXTERIOR ELEVATIONS

POD K (LOT 7)

1/20/2026

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1. BUILDING A - SOUTH ELEVATION - CONCEPTUAL  
1/4" = 1'-0"

(TYP. AT NON-ACCESS TENANT) (TYP. AT TENANT ENTRY ACCESS) (TYP. AT NON-ACCESS TENANT)

□ FUTURE / GENERIC GLAZING OR ENTRY OPTION



2. BUILDING A - COURTYARD ELEVATION - CONCEPTUAL  
1/4" = 1'-0"

### ELEVATION KEYNOTES:

- 1. BRICK VENEER - COLOR 1 - MODULAR (SEE MATERIAL LEGEND)
- 2. BRICK ACCENT - COLOR 1 - MODULAR - SOLDIER COURSE BAND
- 3. BRICK ACCENT - COLOR 1 - MODULAR - TRIPLE SOLDIER CORNICE (AT PARAPET) (SEE MATERIAL LEGEND)
- 4. BRICK VENEER - COLOR 2 - MODULAR (SEE MATERIAL LEGEND)
- 5. BRICK ACCENT - COLOR 2 - MODULAR - SOLDIER COURSE BAND
- 6. BRICK ACCENT - COLOR 2 - MODULAR - SINGLE SOLDIER CORNICE (AT PARAPET) (SEE MATERIAL LEGEND)
- 7. FIBER CEMENT LAP SIDING "TRANSCREEN" - PT-1 "BEIGE" (PATTERN "C" 10.25" EXPOSURE & SID) AT EXPOSURE (SMOOTH FINISH)
- 8. FIBER CEMENT ACCENT TRIM PROFILE - PT-1 (44 X 6" TRIM "SMOOTH FINISH")
- 9. FIBER CEMENT PANEL "TRANSCREEN" - PT-2 "CHARCOAL"
- 10. FIBER CEMENT ACCENT "ZIMMERSCALE" - PT-1 (PROFILE 44 X 8.5" SATES EXTERIOR 44 X 6" TRIM "SMOOTH FINISH")
- 11. ALUMINUM STOREFRONT WINDOW SYSTEM "CENTERS" TYPE w/ "I" INSULATED LOW E GLAZING (ANODIZED - ARCHITECTURAL CLASS 1; BLACK FINISH)
- 12. ALUMINUM STOREFRONT DOOR SYSTEM w/ "I" INSULATED LOW E GLAZING (ANODIZED - ARCHITECTURAL CLASS 1; BLACK FINISH)
- 13. INSULATED H.M. DOOR & FRAME - PT-1 - PAINTED (TBD)
- 14. PRE FINISHED DOWNPOUT w/ CONDUCTOR HEAD - COLOR 1 - KYNAR 500 COATED (W/ OVERFLOW TRIM WALL SCUPPER)
- 15. PRE FINISHED ALUMINUM COPING - COLOR 1 - KYNAR 500 COATED (AT PARAPET) (TBD)
- 16. PRE FABRICATED ALUMINUM CANOPY (BLACK FINISH w/ SUPPORT RODS, 6" FASCIA & FLAT SOFFIT) (4'-0" D X VARIES W)
- 17. BUILDING MOUNTED "WALL SIGN" INTERNALLY OR EXTERNALLY ILLUMINATED w/ POST ATTACHED CHARACTERS (SEE MATERIAL LEGEND)

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# JUNE LAKE COLLECTIVE

# EXTERIOR ELEVATIONS

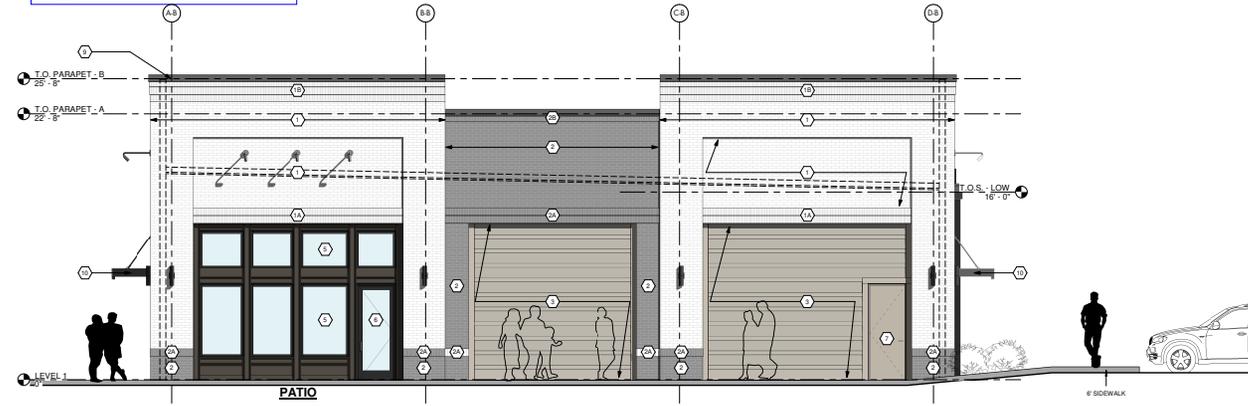
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■ FUTURE / GENERIC GLAZING OR ENTRY OPTION



**ELEVATION KEYNOTES:**

- 1 BRICK VENEER - COLOR 1 - MODULAR (SEE MATERIAL LEGEND)
- 2 BRICK ACCENT - COLOR 1 - MODULAR - SOLDIER COURSE BAND
- 3 BRICK ACCENT - COLOR 1 - MODULAR - TRIPLE SOLDIER CORNICE (AT PARAPET)
- 4 BRICK VENEER - COLOR 2 - MODULAR (SEE MATERIAL LEGEND)
- 5 BRICK ACCENT - COLOR 2 - MODULAR - SOLDIER COURSE BAND
- 6 BRICK ACCENT - COLOR 2 - MODULAR - SINGLE SOLDIER CORNICE (AT PARAPET)
- 7 FIBER CEMENT - LACEWORK TRANSSCREEN - PT-1 "BERGE" (PATTERN 1C - 12\"/>

No.	REVISED	DATE



# JUNE LAKE COLLECTIVE

POD K (LOT 7)

# 3D VIEW

1/20/2026

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### MATERIAL LEGEND:

- ① BRICK VENEER - COLOR 1 - MODULAR  
(GLEN GERY - ASPEN WHITE - WIRECUT w/ 3/32 MORTAR SELECTION)
- ② BRICK VENEER - COLOR 2 - MODULAR  
(GLEN GERY - EBONITE - VELOUR w/ 3/32 MORTAR SELECTION)
- ③ FIBER CEMENT - LAP SIDING  
"SMOOTH FINISH"  
SW 8109  
Natural Linen
- ④ FIBER CEMENT PANEL "TRANSREEN" w/ ACCENT TRIM  
"FLAT CHARCOAL"  
"SMOOTH FINISH"  
SW 8105  
Black Fox
- ⑤ ALUMINUM STOREFRONT WINDOW / DOOR SYSTEM  
w/ INSULATED LOW-E GLAZING  
(ANODIZED - ARCHITECTURAL CLASS 1) DARK BRONZE
- ⑥ PRE-FABRICATED ALUMINUM CANOPY  
w/ SUPPORT BOULDS, FASCIA & FLAT SOFFIT  
(ANODIZED - DARK BRONZE)

\*MATERIAL SAMPLES & REPRESENTATION ABOVE ARE REPRESENTATIVE ONLY. ALL DIMENSIONS AND FINISHES SHALL BE CONFIRMED TO THE FULL DESIGN PHASE BASED ON PRODUCT BIDDING IF AVAILABLE.  
\*LANDSCAPE ELEMENTS ARE REPRESENTATIONAL ONLY. SEE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION. TYP.

No.	REVISED	DATE



○ VIEW FROM ENTRY DRIVE AT JUNE LAKE BLVD.  
N.T.S.

# JUNE LAKE COLLECTIVE

POD K (LOT 7)

## 3D VIEW

1/20/2026

SV - 22069



### MATERIAL LEGEND:

- ① BRICK VENEER - COLOR 1 - MODULAR  
(GLEN GERY - ASPEN WHITE - WIRECUT w/ 3/32 MORTAR SELECTION)
- ② BRICK VENEER - COLOR 2 - MODULAR  
(GLEN GERY - EBONITE - VELOUR w/ 3/32 MORTAR SELECTION)
- ③ FIBER CEMENT - LAP SIDING  
"SMOOTH FINISH"  
"SW 8109"  
Natural Linen
- ④ FIBER CEMENT PANEL "TRANSREEN" w/ ACCENT TRIM  
"F2" "CHARCOAL"  
"SMOOTH FINISH"  
Black Fox
- ⑤ ALUMINUM STOREFRONT WINDOW / DOOR SYSTEM  
w/ 1" INSULATED LOW-E GLAZING  
(ANODIZED - ARCHITECTURAL CLASS 1) DARK BRONZE
- ⑥ PRE-FABRICATED ALUMINUM CANOPY  
w/ SUPPORT BOULDER FASCIA & FLAT SOFFIT  
(ANODIZED - DARK BRONZE)

\*MATERIALS SHOWN ARE REPRESENTATIVE ONLY AND NOT TO BE USED FOR CONSTRUCTION. ALL DIMENSIONS AND FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.

No.	REVISED	DATE



○ VIEW FROM ENTRY DRIVE AT COURTYARD  
N.T.S.

## Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Kali-Flynn Burke, Associate Planner  
MEETING: March 23, 2026  
SUBJECT: STP 2010-2026 (Spring Hill Water Relocation)

**STP 2010-2026:** Submitted by the Spring Hill Water Department for **Spring Hill Water Department Relocation**. The property is located at 3636 Royal Park Boulevard. It is located south of Royal Park Boulevard, to the east of Kedron Road. The property is zoned (I-1) Light Industrial and contains approximately 12.04 acres. The portion of the site where the temporary buildings are proposed is approximately 0.69 acres.

**Request:** The applicant is requesting design review for the addition of three temporary metal storage buildings totaling approximately 5,900 square feet.

**Property description and history:** The property is located on the south side of Royal Park Boulevard, east of Kedron Road, and is best known as 3636 Royal Park Boulevard. The property has frontage along Royal Park Boulevard and is the existing Spring Hill Police Headquarters.

The overall site contains approximately 12.04 acres, with the proposed buildings limited to approximately 0.69 acres within the existing developed area. There is an existing one-story brick building located on the front portion of the site, which will be occupied by the Spring Hill Water Department.

The three proposed temporary storage buildings are planned for the eastern portion of the existing parking lot within the gated area of the site.

**Streets and sidewalks:** No changes are proposed to the surrounding streets or sidewalks. An existing sidewalk is located along the front of the building, providing pedestrian access from the parking area.

**Access and site circulation:** The site is currently accessed from Royal Park Boulevard, which provides access to the existing building and the rear warehouse building. The proposed temporary buildings will be located within the existing gated area. No changes are being proposed.

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

	Use/Requirement	Required	Proposed (Outside Fence)	Proposed (Inside Fence)	Meets Requirements
<b>Auto Spaces</b>	Office/ 1 per 300 sf	26	40	34	Yes
<b>ADA Spaces</b>	1 per 20 vehicle spaces	2	2		Yes

Parking within the fenced area will be reduced from 66 spaces to 34 spaces to accommodate the proposed buildings. However, the overall site continues to meet minimum parking requirements.

**Landscaping:** Not applicable.

**Site elements:** Royal Park Boulevard sits below where the proposed temporary buildings will be placed. A berm along Royal Park Boulevard provides screening of the site from the roadway.

**Design standards:** The proposal includes three temporary metal storage buildings totaling approximately 5,900 square feet. The submitted elevations depict three different structures:

1. The first building is a green and white metal structure with metal siding on all façades and a metal roof. It will include one 12' x 16' metal roll-up door and at least one personnel door.
2. The second building is also shown as a green and white metal structure with metal siding on all enclosed façades and a metal roof. This building will include a 12-foot lean-to on two sides.
3. The third building is depicted as a dark red and wood-colored structure with metal siding on all enclosed sides and a metal roof.

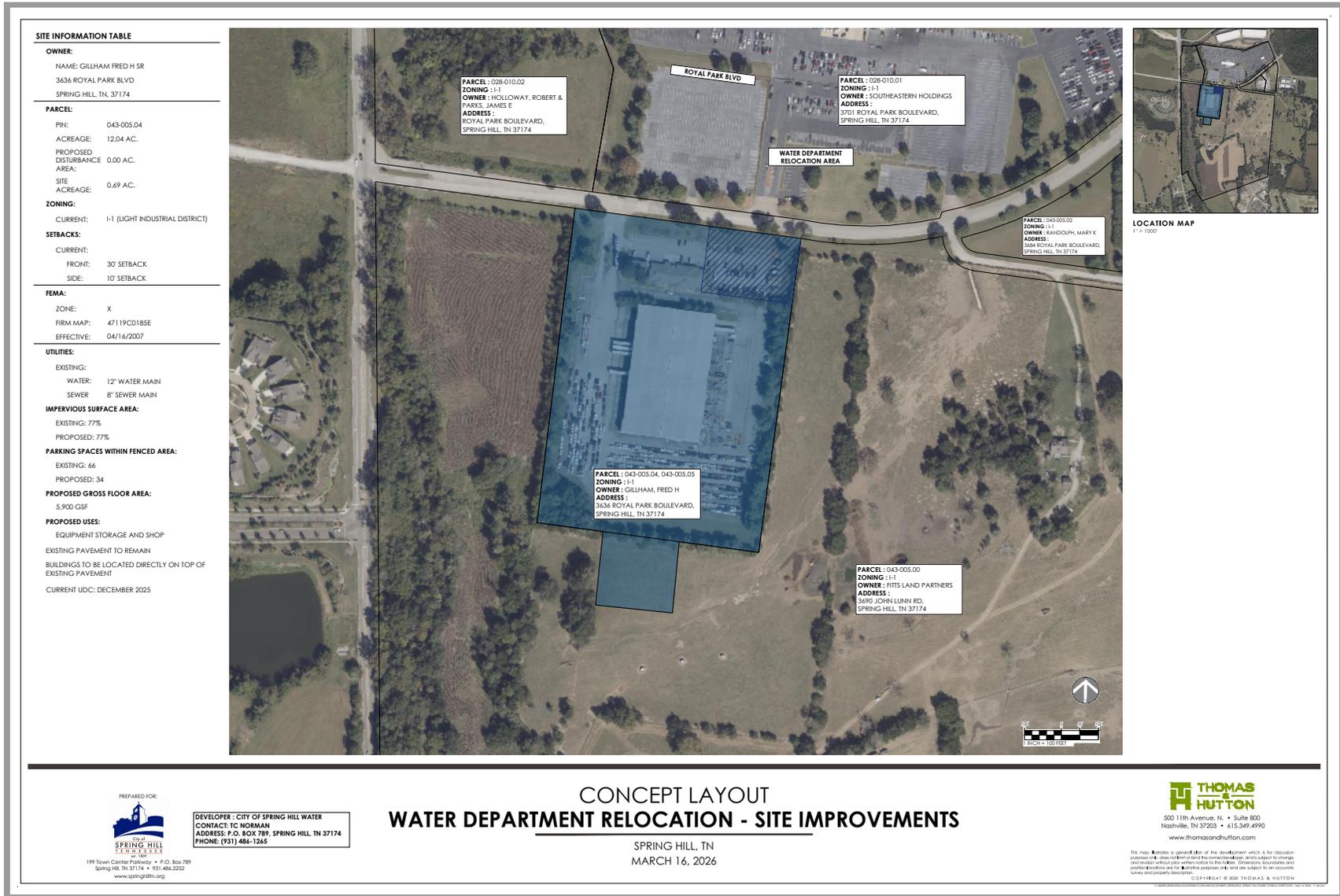
The applicant noted that all building materials will utilize natural, earth-tone colors on all façades, and that final color selections will be reviewed by Planning staff prior to bid selection.

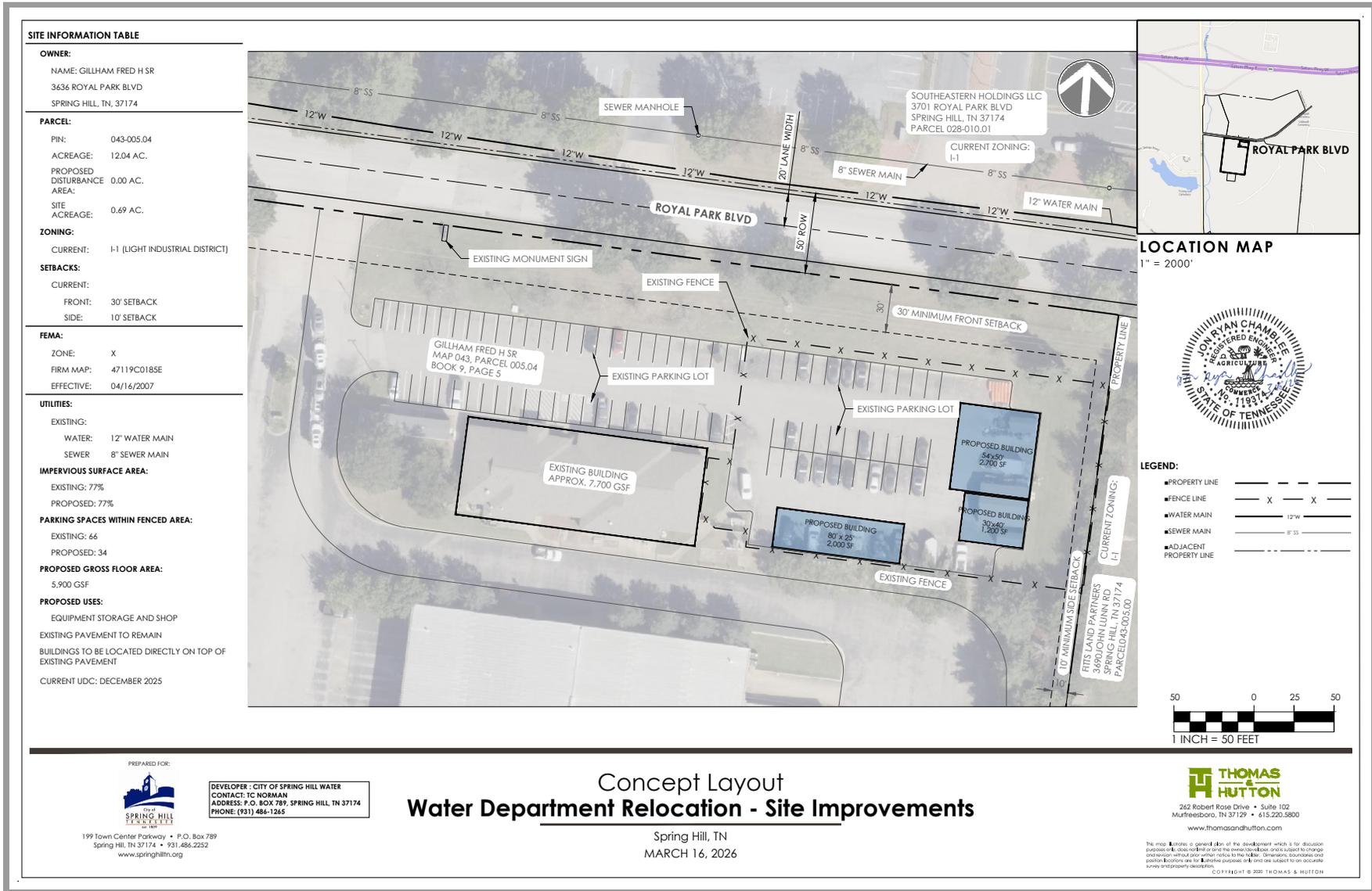
In Section 7.1.D.3.a.iii of the UDC, it prohibits any part of the façade in the IC District from using aluminum, steel or other metal siding. However, the Planning Commission, in their role as the design review authority, may modify or waive any of the design standards for a development under review. (UDC, Section 6.4.B.1.b)

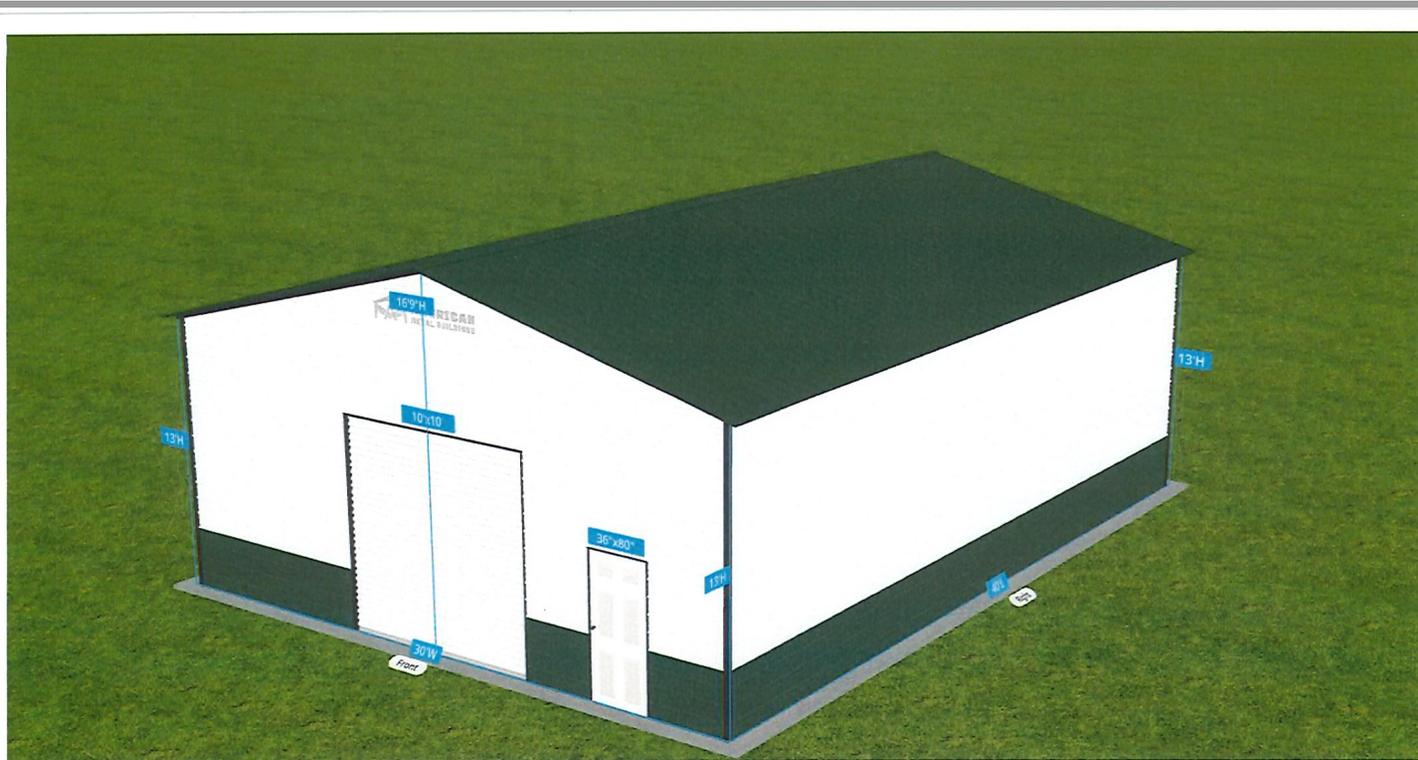
**Discussion:** Staff would like Planning Commission feedback on the design standards. A picture of potential colors was provided to me and they have decided to do a black roof with pewter gray siding.

**Summary:** The applicant met with staff to discuss March 11, 2026. The following should be revised or discussed prior to the Voting Meeting:

- Design Standards
- Revise the building elevations to depict the actual proposed exterior colors







*30x4 shop Needs to be 12x16 door*

**Notes:**

1. Building materials shall be of natural, earth tone colors on all facades. Final color selections to be reviewed by City Planning staff prior to bid selection.
2. Building shall be metal on all facades with a metal roof and include a single 12' x 16' metal roll-up door as well as a minimum of one man door.



## 80' W, 25' D, 13' H OPEN STORAGE BUILDING



**Notes:**

1. Building materials shall be of natural, earth tone colors on all facades. Final color selections to be reviewed by City Planning staff prior to bid selection.
2. Building shall be a wooden structure with a fully metal roof and siding on all closed sides

## Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Gilles Morin, AICP, Senior Planner  
MEETING: March 23, 2026  
SUBJECT: SPm 2014-2026 (Wakefield Multi-Family)

**SPm 2014-2026:** Submitted by Crunk Engineering for **Wakefield Multi-Family**. The property is zoned (R-2) Single-Family District, PUD, and contains approximately 15.99 acres. The property is located on the west side of Commonwealth Drive, to the north of Duplex Road.

**Request:** The applicant is requesting a site plan modification to revise sidewalks, relocate a playground, and add a grill pad, dog park, and an ADA parking space.

**Property Description and History:** Wakefield multi-family is surrounded by Wakefield single-family to its north and south, Lexington Farms to its west, and the Church of Jesus Christ of Latter-day Saints to the south. A PUD preliminary plan was approved in 2002.

On April 9, 2018, the sketch plan for Wakefield multi-family (SKP 483-2018) was approved by the Planning Commission with the following conditions:

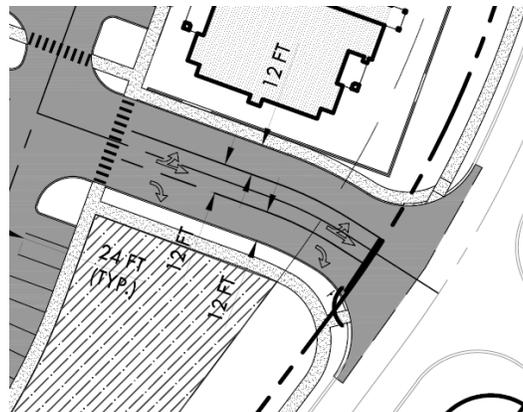
1. Sketch plan approval is valid for one year.
2. A traffic impact study shall be submitted with the site plan package to identify any required street and intersection improvements including turn lanes and deceleration lanes that may need to be constructed along Commonwealth Drive to manage turn movements into the development.
3. Add more dumpsters for units.

On June 11, 2018, during discussion of the site plan, STP 511-2018, the Planning Commission requested sidewalks on both sides of each entrance. This item was deferred to July 9, 2018.

On July 9, 2018, the site plan, STP 511-2018, was approved by the Planning Commission with the following conditions:

1. Site plan approval shall remain valid for a period of three (3) years, during which time all required permits shall be obtained.
2. Modification to the approved site plan may require Planning Commission approval.

The approval required sidewalks on both sides of the southern access, see below:



**Article III –Old Zoning Ordinance (Adopted 2013, Updated 2016): Definitions**

Site Plan- A final development plan offering information in regard to proposed improvements and natural features to the property. The site plan shall include information such as, but not limited to, roadways, utilities, landscaping, building information, including exterior materials of the proposed building, parking, lighting, signage, pedestrian access, and storm water drainage.

Site plans are required to be built as approved, however, this plan was not. It was built in a way that was inconsistent with the Planning Commission approval.

**Discussion:** Staff have no concern about the additional amenities such as the grill pad and dog park. These will provide increased benefits to residents, primarily by enhancing their quality of life, and foster a stronger sense of community.

However, staff does have concerns about the removal of sidewalks and the limited accessibility. Accessible sidewalks are critical to meet the needs of people with disabilities. They also help provide a safe pedestrian route for those that could have mobility challenges. For example, the elderly, families with kids in strollers, and those with injuries have difficulty navigating steps. The applicant has stated accessible routes should only extend from handicapped parking spaces to either the building or the amenity it serves. Staff does not believe this is correct because pedestrian circulation is vital. Unfortunately, Spring Hill has historically been developed in a car centric manner. Continuing this practice would not be helpful and is not consistent with Spring Hill Rising. It is also inconsistent with the goals of the Planned Unit Development in the old zoning ordinance that maximizes safety for residents of the development.

The picture below is from the southern side of the access across Commonwealth Drive from Masonboro Drive. The sidewalk on the other side of the access was eliminated so this is the only pedestrian connection from this access to the main road.



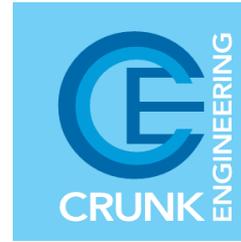
**Summary:** Staff met with the applicant on March 11, 2026. There are several items below that require further discussion with staff and the Planning Commission.

Staff would like the applicant to discuss the following points:

- Please explain why improvements are inconsistent with the approved plans.
- Please submit plans that accurately reflect actual conditions.
- Does the completed construction improve or impair pedestrian circulation?

March 16, 2026

City of Spring Hill  
Planning Department  
8060 Station Hill Drive, 2<sup>nd</sup> Floor  
Spring Hill, TN 37174



**RE: Wakefield Resubmittal  
SPm 2014-2026**

1. Planning Commission requested this sidewalk be provided on 6/11/2018

**Response: Noted. However, we recommend removing this sidewalk only because the wall batter was increased with the final retaining wall design, resulting in only a 3ft space to construct a sidewalk between the wall and curb.**

2. This sidewalk must be accessible for the subdivision regulations Section 5.9.

**Response: This project was approved under the old zoning ordinance/subdivision regulations. Additionally, since this project is not a subdivision, the subdivision regulations would not apply. This comment is also not in agreement with the ADA or Fair Housing Act. Where slopes exist that are too steep to be accessible, as long as there are ADA parking spaces at every amenity then the site is considered accessible. The owner felt that a narrow 3ft sidewalk between the retaining wall and curb would be more dangerous and less used than a separate walk on the other side of the drive.**

3. What happened in the field to warrant the removal of this sidewalk? Building did not move and the access drive width did not change.

**Response: The wall batter was increased, and the retaining wall used has a much deeper cap than originally expected, resulting in an approximately 3ft space between the wall and curb for a sidewalk. The narrow walk in combination with the retaining wall drop-off, and the fact that the only accessible entrance to the ROW is at the other entrance has led to this request.**

4. This route was previously an accessible route (because it follows road grade). It is not an accessible route anymore? Needs to be accessible.

**Response: The parallel path accessibility exception only applies to the ROW. This access drive is neither a street nor a private easement road. Since the slope of this drive exceeds 8.33%, we have elected to construct a more useable path along the other side of the road since every amenity has required accessible parking. Also note that this building has an accessible route from the second floor of the building.**

5. Provide scale for inset

**Response: Scale and north arrow have been added.**

6. Sidewalk must be accessible

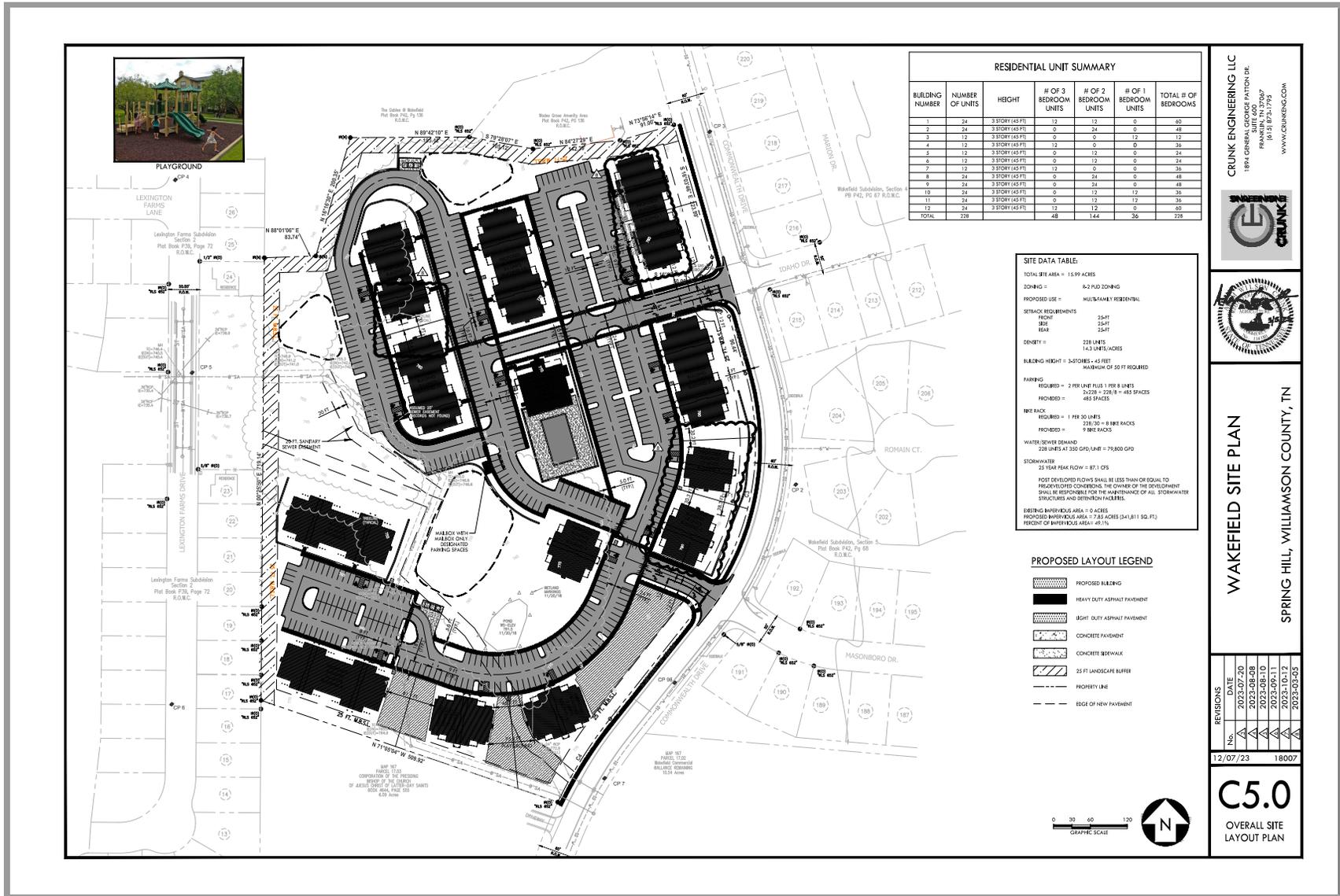
**Response: We agree at the path running parallel to Commonwealth must be accessible, and it is accessible. The route from this location to the street does not need to be accessible as the only accessible walkway to the ROW is at the northern entrance.**

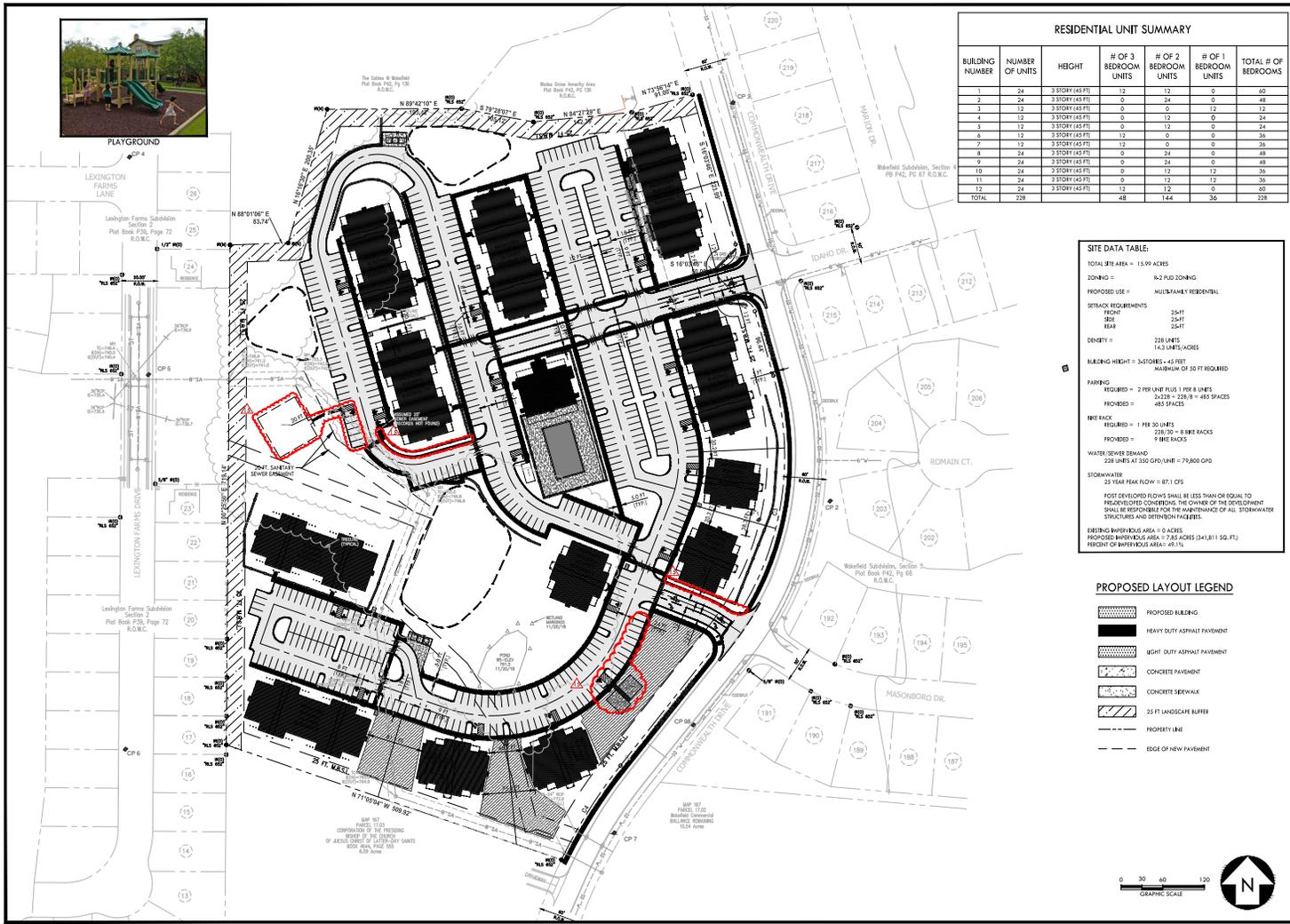
We believe that all comments have been addressed and ask for approval of these plans. If you have any questions or need additional information please contact me.

Thanks,

A handwritten signature in blue ink that reads "Adam Crunk". The signature is fluid and cursive.

Adam Crunk, PE  
Crunk Engineering LLC  
615-873-1795  
adam@crunkeng.com





CRUNK ENGINEERING LLC  
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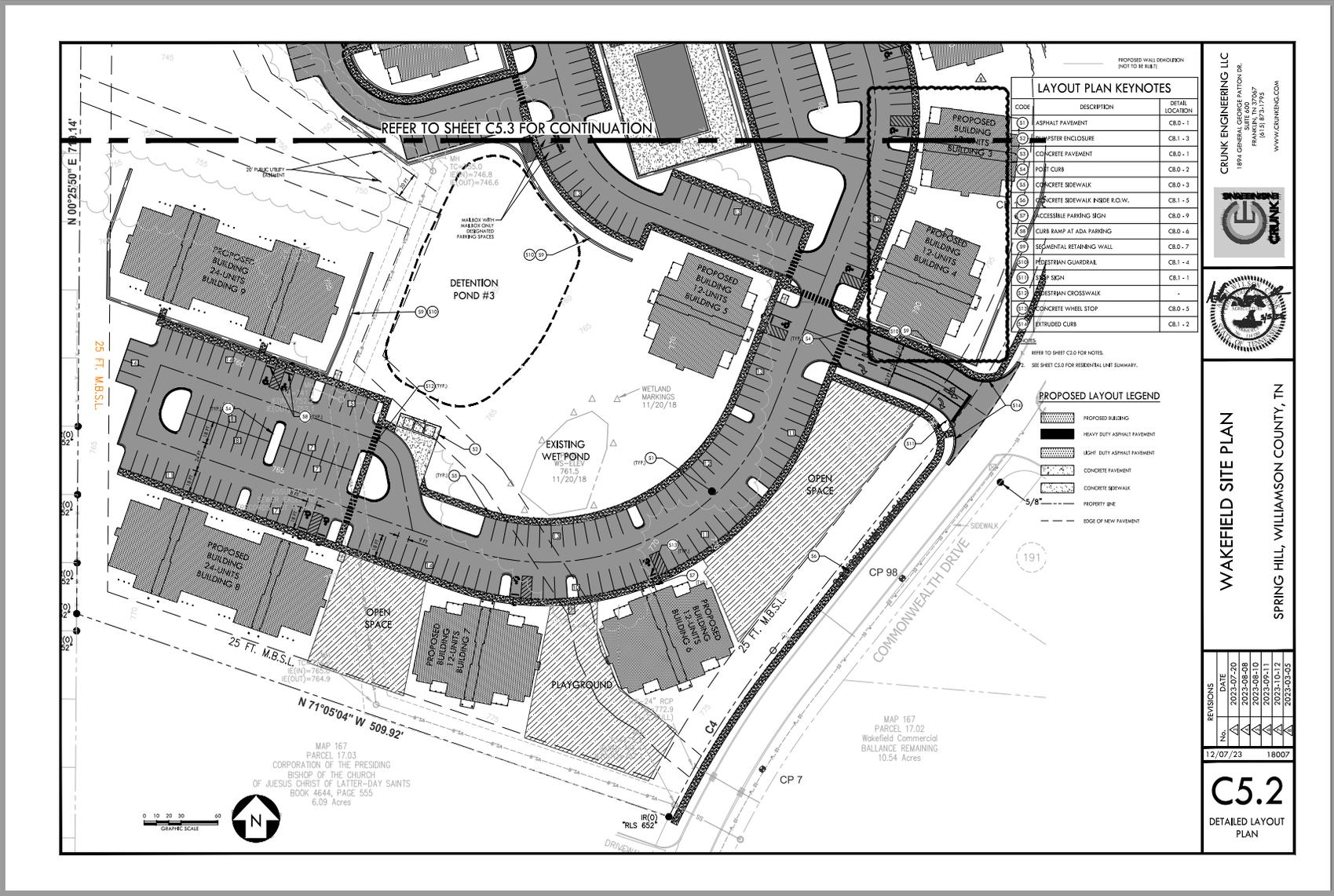


WAKEFIELD SITE PLAN  
SPRING HILL, WILLIAMSON COUNTY, TN

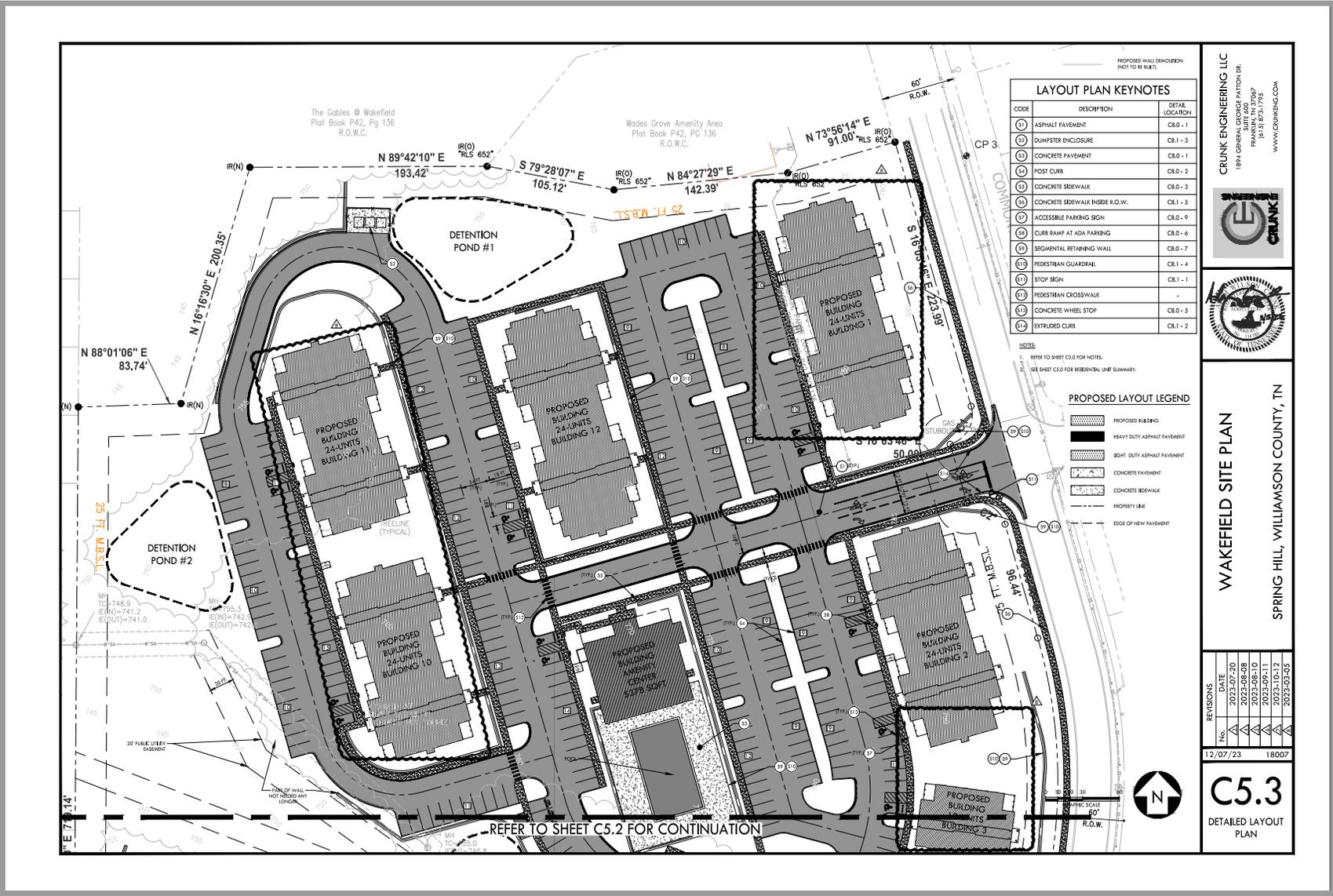
REVISIONS	DATE
1	2024.05.17
2	2024.06.20
3	2024.06.20
4	2024.09.25
5	2025.10.24
6	2026.02.20

5/10/24 18007

C5.0  
OVERALL SITE LAYOUT PLAN







**LAYOUT PLAN KEYNOTES**

CODE	DESCRIPTION	DETAIL LOCATION
(C1)	ASPHALT PAVEMENT	C8.0 - 1
(C2)	DUMPSTER ENCLOSURE	C8.1 - 3
(C3)	CONCRETE PAVEMENT	C8.0 - 1
(C4)	POST CURB	C8.0 - 2
(C5)	CONCRETE SIDEWALK	C8.0 - 3
(C6)	CONCRETE SIDEWALK INSIDE R.O.W.	C8.1 - 5
(C7)	ACCESSIBLE PARKING SIGN	C8.0 - 9
(C8)	CURB RAMP AT ADA PARKING	C8.0 - 6
(C9)	SEGMENTAL RETAINING WALL	C8.0 - 7
(C10)	PEDESTRIAN GUARDRAIL	C8.1 - 4
(C11)	STOP SIGN	C8.1 - 1
(C12)	PEDESTRIAN CROSSWALK	-
(C13)	CONCRETE WHEEL STOP	C8.0 - 5
(C14)	EXTRUDED CURB	C8.1 - 2

NOTE:  
 REFER TO SHEET C5.0 FOR NOTES.  
 SEE SHEET C5.0 FOR RESIDENTIAL UNIT SUMMARY.

**PROPOSED LAYOUT LEGEND**

[Hatched Pattern]	PROPOSED BUILDING
[Thick Solid Line]	HEAVY DUTY ASPHALT PAVEMENT
[Thin Solid Line]	LIGHT DUTY ASPHALT PAVEMENT
[Dotted Pattern]	CONCRETE PAVEMENT
[Cross-hatched Pattern]	CONCRETE SIDEWALK
[Dashed Line]	PROPERTY LINE
[Thin Solid Line]	EDGE OF NEW PAVEMENT

**CRUNK ENGINEERING LLC**  
 1894 GENERAL GEORGE PATTON DR.  
 SUITE 600  
 FRANKLIN, TN 37067  
 (615) 873-1793  
 WWW.CRUNKENG.COM



**WAKEFIELD SITE PLAN**  
 SPRING HILL, WILLIAMSON COUNTY, TN

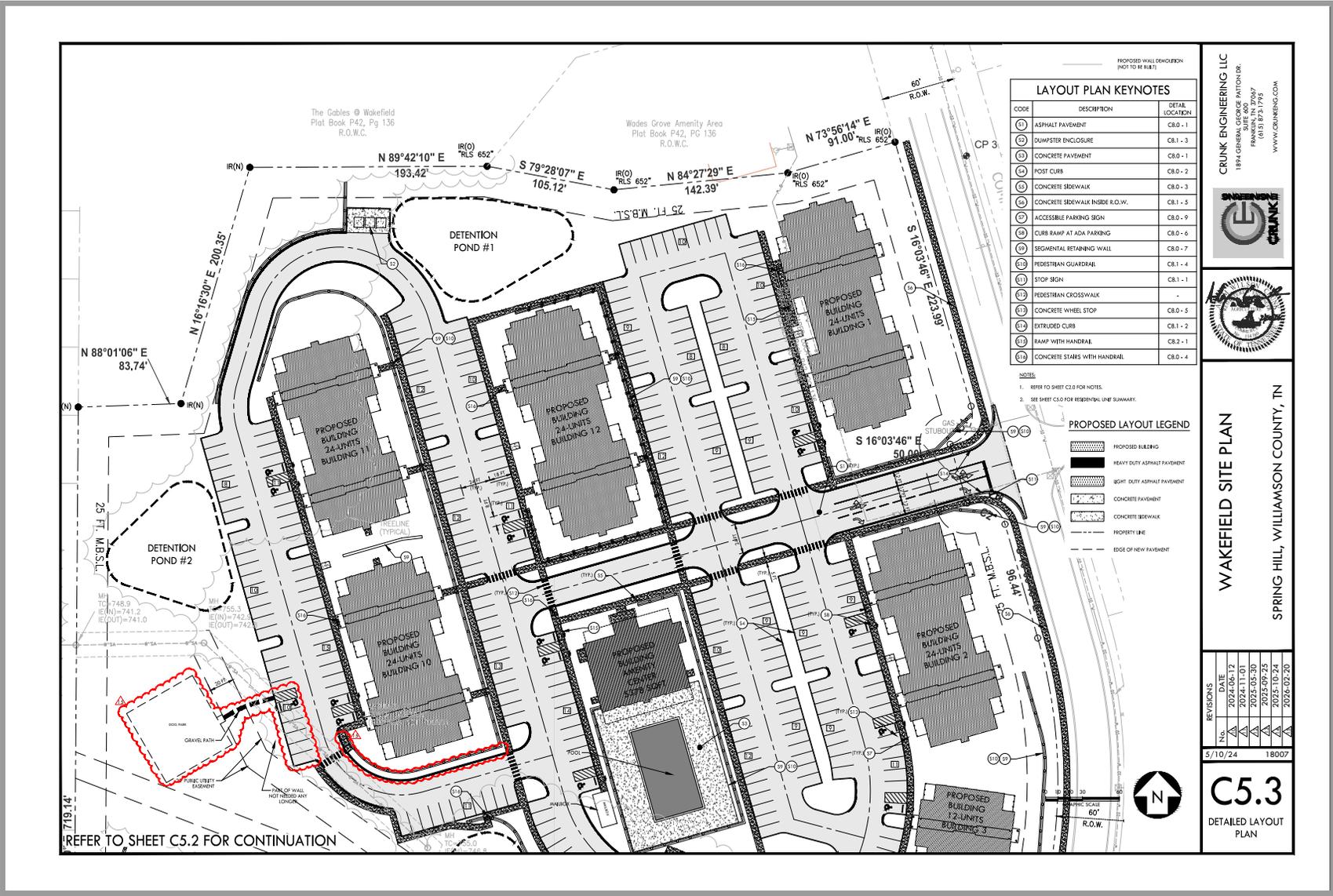
**REVISIONS**

No.	DATE	DESCRIPTION
1	2023-07-20	
2	2023-08-08	
3	2023-08-13	
4	2023-10-12	
5	2023-03-03-05	

12/07/23 18007



**C5.3**  
 DETAILED LAYOUT PLAN



**LAYOUT PLAN KEYNOTES**

CODE	DESCRIPTION	DETAIL LOCATION
(1)	ASPHALT PAVEMENT	CB.0 - 1
(2)	DUMPSTER ENCLOSURE	CB.1 - 3
(3)	CONCRETE PAVEMENT	CB.0 - 1
(4)	POST CURB	CB.0 - 2
(5)	CONCRETE SIDEWALK	CB.0 - 3
(6)	CONCRETE SIDEWALK INSIDE R.O.W.	CB.1 - 5
(7)	ACCESSIBLE PARKING SIGN	CB.0 - 9
(8)	CURB RAMP AT ADA PARKING	CB.0 - 6
(9)	SEGMENTAL RETAINING WALL	CB.0 - 7
(10)	PEDESTRIAN GUARDRAIL	CB.1 - 4
(11)	STOP SIGN	CB.1 - 1
(12)	PEDESTRIAN CROSSWALK	-
(13)	CONCRETE WHEEL STOP	CB.0 - 5
(14)	EXTRUDED CURB	CB.1 - 2
(15)	RAMP WITH HANDRAIL	CB.2 - 1
(16)	CONCRETE STAIRS WITH HANDRAIL	CB.0 - 4

- NOTES**
- REFER TO SHEET C5.0 FOR NOTES.
  - SEE SHEET C5.0 FOR RESIDENTIAL UNIT SUMMARY.

**PROPOSED LAYOUT LEGEND**

[Hatched Box]	PROPOSED BUILDING
[Thick Solid Line]	HEAVY DUTY ASPHALT PAVEMENT
[Thin Solid Line]	LIGHT DUTY ASPHALT PAVEMENT
[Dotted Box]	CONCRETE PAVEMENT
[Dashed Box]	CONCRETE SIDEWALK
[Dashed Line]	PROPERTY LINE
[Dotted Line]	EDGE OF NEW PAVEMENT

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 FRANKS, MISSISSIPPI 38947  
 (601) 873-1793  
 WWW.CRUNKENG.COM



**WAKEFIELD SITE PLAN**  
 SPRING HILL, WILLIAMSON COUNTY, TN

**REVISIONS**

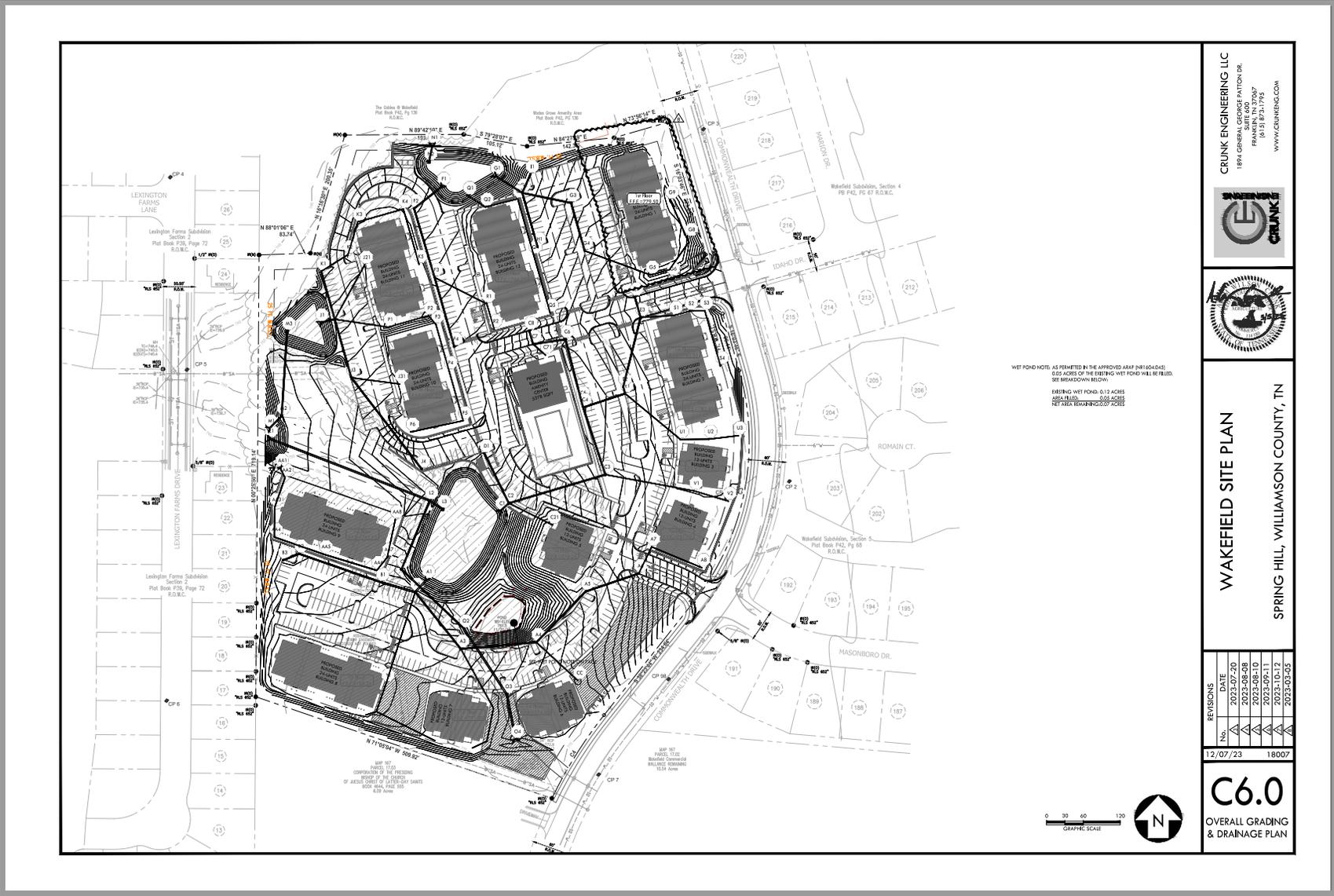
NO.	DATE	DESCRIPTION
1	2024.08.17	ISSUE FOR PERMITS
2	2024.09.30	ISSUE FOR PERMITS
3	2025.09.25	ISSUE FOR PERMITS
4	2025.10.24	ISSUE FOR PERMITS
5	2026.02.20	ISSUE FOR PERMITS

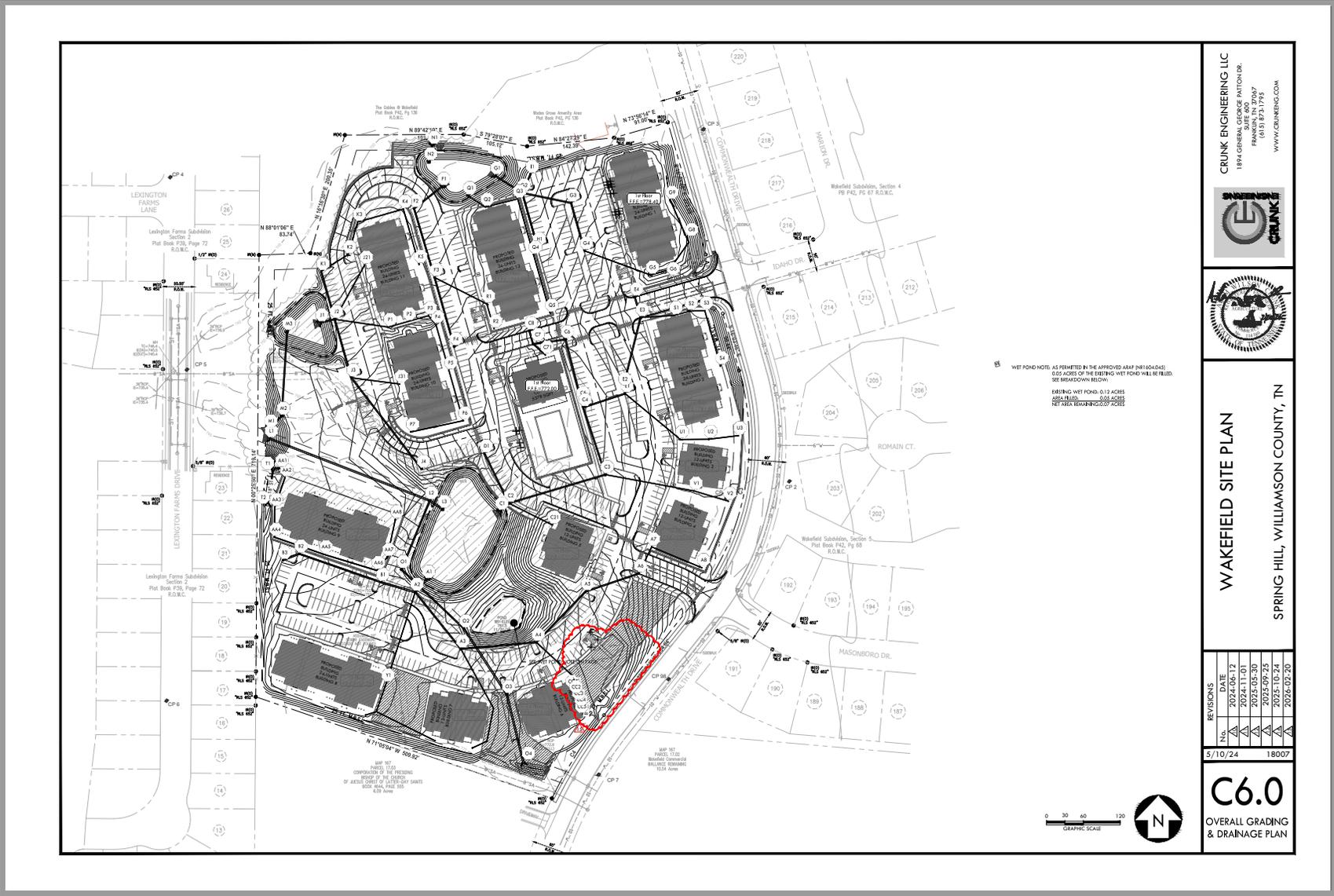
5/10/24 18007

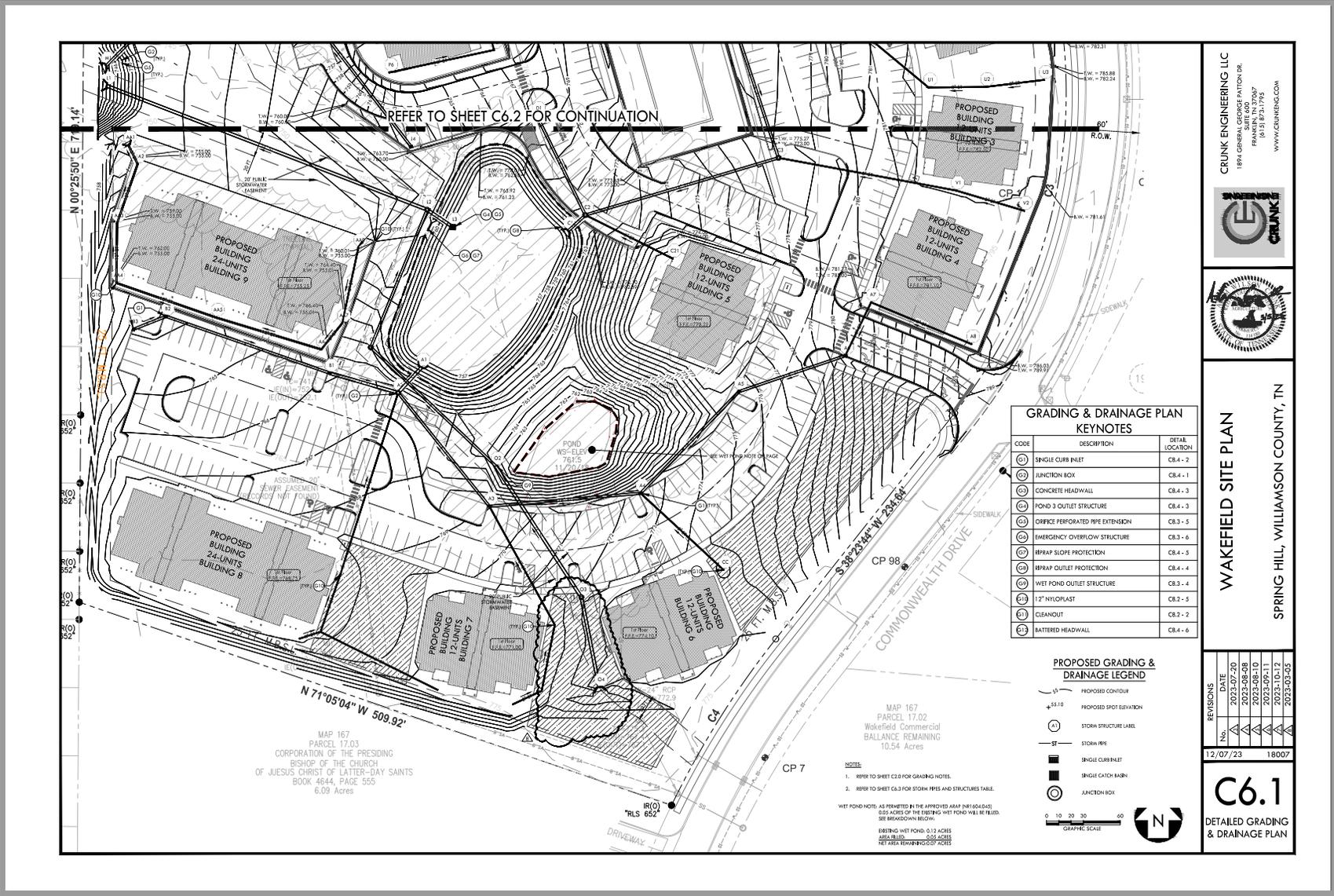


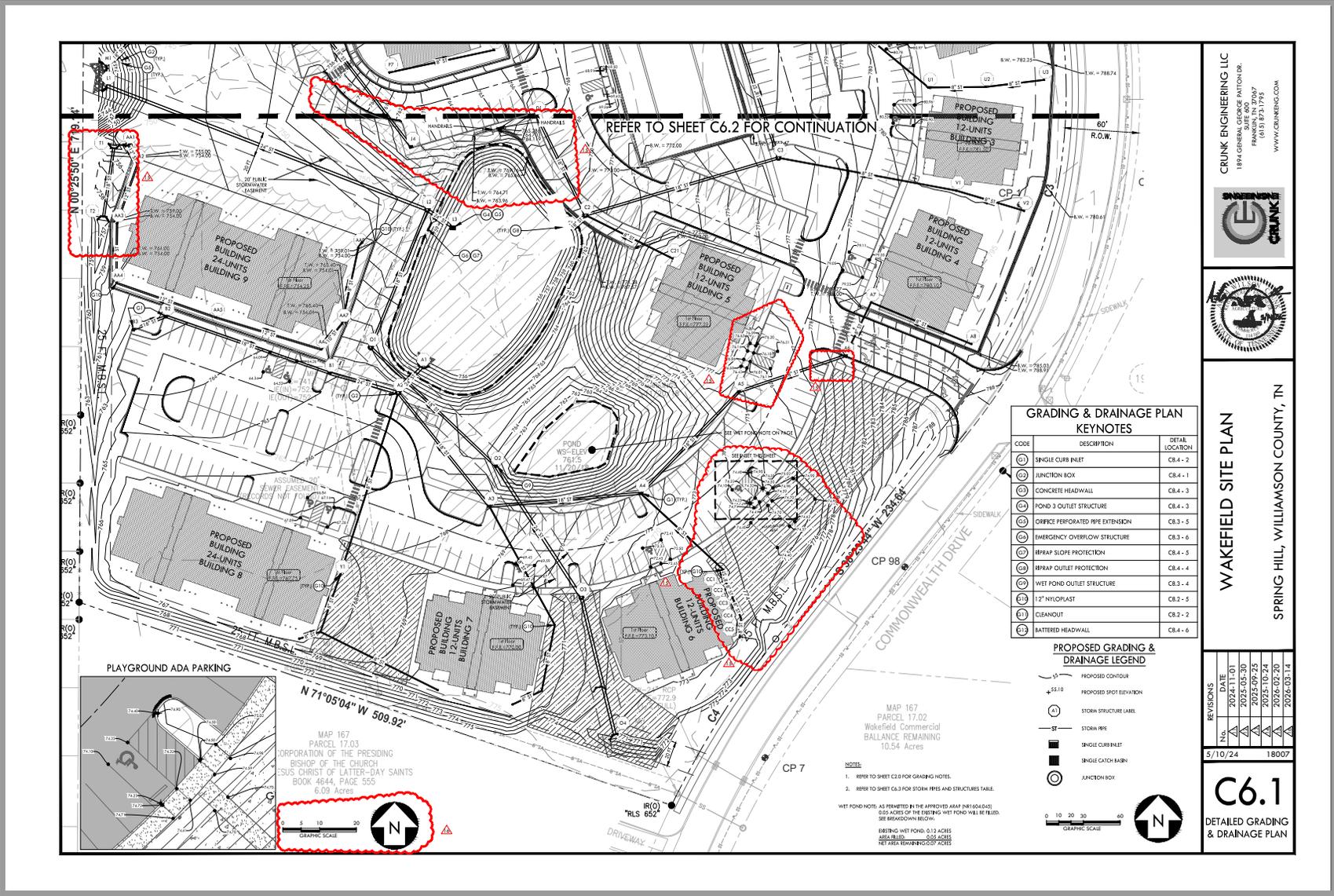
**C5.3**  
 DETAILED LAYOUT PLAN

REFER TO SHEET C5.2 FOR CONTINUATION









CRUNK ENGINEERING LLC  
1894 GENERAL GEORGE PATTON DR.  
SUITE 602  
FRANKS, MISSISSIPPI 38942  
(662) 873-1793  
WWW.CRUNKENG.COM



**WAKEFIELD SITE PLAN**

SPRING HILL, WILLIAMSON COUNTY, TN

**GRADING & DRAINAGE PLAN  
KEYNOTES**

CODE	DESCRIPTION	DETAIL LOCATION
CS	SINGLE CURB INLET	CB.4 - 2
CB	JUNCTION BOX	CB.4 - 1
CH	CONCRETE HEADWALL	CB.4 - 3
CO	POND 3 OUTLET STRUCTURE	CB.4 - 3
CE	ORFICE PERFORATED PIPE EXTENSION	CB.3 - 5
EO	EMERGENCY OVERFLOW STRUCTURE	CB.3 - 6
EB	ERAP SLOPE PROTECTION	CB.4 - 5
EP	ERAP OUTLET PROTECTION	CB.4 - 4
EW	WET POND OUTLET STRUCTURE	CB.3 - 4
NI	12" NYLOPLAST	CB.2 - 5
CL	CLEANOUT	CB.2 - 2
CB	BATTERED HEADWALL	CB.4 - 6

**PROPOSED GRADING &  
DRAINAGE LEGEND**

—	PROPOSED CONTOUR
▲	PROPOSED SPOT ELEVATION
—	STORM STRUCTURE LABEL
—	STORM PIPE
■	SINGLE CURB INLET
■	SINGLE CATCH BASIN
○	JUNCTION BOX

0 10 20 30 40  
GRAPHIC SCALE

**REVISIONS**

NO.	DATE	DESCRIPTION
1	2024.11.01	2024.11.01
2	2024.09.20	2024.09.20
3	2024.09.24	2024.09.24
4	2024.09.20	2024.09.20
5	2024.03.14	2024.03.14

5/10/24 18007

**C6.1**  
DETAILED GRADING &  
DRAINAGE PLAN