

# CONDITIONS FOR THE REZONING AND DEVELOPMENT OF THE PROPERTY AT 2660 BUCKNER LANE

The following table and drawing attached as Exhibit A depicting the boundaries of Phases 1, 2 and 3, establish the road and utility infrastructure improvements, which shall be required on or before the development and delivery of the improvements to be built in each Phase on various portions of the 2660 Buckner Lane property as shown in the Development Program below.

The legend below allocates the responsibility of the required infrastructure improvements to the Responsible Party.

## LEGEND

- Infrastructure improvements highlighted in blue below shall be the shared responsibility of the 2660 Buckner Lane development and the City of Spring Hill. The apportionment of the obligation for the completion of these improvements shall be equitably assigned between the City and the 2660 Buckner Lane Development in accordance with the source of the relative demand serving as the proximate cause for the need of such improvement at such time as the improvement is required.
  
- Infrastructure improvements highlighted in green below shall be the responsibility of the 2660 Buckner Lane Development at such time as the improvement is required.
  
- Infrastructure improvements highlighted in yellow below shall be the responsibility of the City of Spring Hill at such time as the improvement is required.

DEVELOPMENT PROGRAM (1)	ROAD/ INTERSECTION IMPROVEMENTS	WATER SYSTEM IMPROVEMENTS	SANITARY SEWER SYSTEM IMPROVEMENTS
<b>PHASE 1</b>			
Single Family = 159 du  Retail/Restaurant/Grocery = 280,962 sf  <b>Horizon Years 2017- 2021</b>	<u>Buckner Lane</u> <ul style="list-style-type: none"> <li>Realign Buckner Lane between Thompson Station Road and Buckner Road</li> <li>Widen Buckner Lane between Thompson Station Road and Buckner Road to provide minimum two travel lanes in each direction with center turn lane or landscaped median with turn lanes</li> <li>Buckner Lane improvements to include bike lanes and sidewalks on both sides</li> </ul> Intersection of Buckner Lane and Thompson Station Rd	<ul style="list-style-type: none"> <li>Connect to 10-inch water main near intersection of Buckner Lane and Buckner Road</li> <li>Connect to 6-inch water main on Buckner Lane near Thompson Station Road</li> <li>Install water</li> </ul>	<ul style="list-style-type: none"> <li>Connect to 18-inch sewer main located on Buckner Lane south of Buckner Road</li> <li>Install sanitary sewer collection system within Phase 1 of development</li> </ul>

<p><b>Note: The Horizon Years are the period of time within which this Phase of the development is anticipated to occur. The actual year of construction of a specific item of work in each Phase shall be determined in conjunction with the approval of such development by the City.</b></p>	<p><u>East</u></p> <ul style="list-style-type: none"> <li>Widen Thompson Station Road East to provide westbound left turn lane</li> <li>Widen Thompson Station Road West to provide eastbound right turn lane with channelization to an added lane on Buckner Lane in southbound direction</li> <li>Install traffic signal control w/ permissive/protected left turn signal phasing for Thompson Station Road westbound</li> <li>Bicycle treatments and pedestrian facilities integrated within intersection design</li> </ul> <p><u>Intersection of Buckner Lane and Westchester Lane/Residential Loop</u></p> <ul style="list-style-type: none"> <li>Extend Westchester Lane to intersect with realigned Buckner Lane and reconstruct Westchester Lane approach to include separate eastbound left turn lane and shared through/right turn lane</li> <li>Align proposed new residential street with Westchester Lane to include westbound left turn lane and shared through/right turn lane at intersection</li> <li>Stop controls to be installed on Westchester Lane and new residential street</li> </ul> <p><u>Intersection of Buckner Lane and Buckner Road</u></p> <ul style="list-style-type: none"> <li>Construct southbound left turn lane on Buckner Lane</li> <li>Outside southbound through lane should be signed and pavement marked as a right turn lane at this intersection</li> <li>Construct northbound left turn lane on Buckner Lane</li> <li>Construct a second northbound through lane on Buckner Lane</li> <li>Extend Buckner Road east of Buckner Lane to provide access to Phase 1 parcels and internal street network</li> <li>The westbound approach of Buckner Road should include one left turn lane, one through lane and one right turn lane</li> <li>Install traffic signal control with protected/permissive left turn signal phasing for northbound and southbound approaches of Buckner Lane</li> </ul>	<p>distribution network within Phase 1 of development</p>	
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PHASE 2			
DEVELOPMENT PROGRAM (1)	ROAD/INTERSECTION IMPROVEMENTS	WATER SYSTEM IMPROVEMENTS	SANITARY SEWER SYSTEM IMPROVEMENTS
<p>Single Family = 342 du Cottage, Townhouse, Multifamily = 1,238 du</p> <p>Retail/Restaurant/Grocery = 470,448 Sf</p> <p><b>Horizon Years 2021 – 2026</b></p> <p><b>Note: The Horizon Years are the period of time within which this Phase of the development is anticipated to occur. The actual year of construction of a specific item of work in each Phase shall be determined in conjunction with the approval of such development by the City.</b></p>	<p><u>Buckner Lane</u></p> <ul style="list-style-type: none"> <li>Widen Buckner Lane between Buckner Road and Duplex Road per the City's Buckner Lane Study (2 travel lanes in each direction with center two-way turn lane or raised median with turn lanes at intersections)</li> </ul>	<ul style="list-style-type: none"> <li>Install 1.5M gallon water storage tank prior to development of Cottage, Townhouse, and Multifamily (1,238 du) and Retail/Restaurant (470,448 sf)</li> </ul>	
	<p><u>Buckner Road</u></p> <ul style="list-style-type: none"> <li>Widen Buckner Road between Buckner Lane and Columbia Pike per the City's Buckner Road Study (2 travel lanes in each direction and left turn lanes at intersections where deemed appropriate)</li> </ul>		
	<p><u>Buckner Road</u></p> <ul style="list-style-type: none"> <li>Extend Buckner Road east of Buckner Lane to provide access to Phase 2 parcels and internal street network</li> </ul> <p><u>Intersection of Buckner Lane and Westchester Lane/Residential Loop Road</u></p> <ul style="list-style-type: none"> <li>Install traffic signal control when traffic study indicates signal warrants are met</li> <li>Eastbound approach of Westchester Lane and the westbound approach of Residential Loop Road should include one left turn lane and one shared through/right turn lane</li> <li>The northbound approach of Buckner Lane should include one left turn lane, one through lane, and one shared through/right turn lane</li> <li>The southbound approach of Buckner Lane should include one left turn lane, two through lanes and one right turn lane</li> </ul> <p><u>Intersection of Buckner Lane and Buckner Road/Buckner Road Extension</u></p>	<ul style="list-style-type: none"> <li>Connect to 6-inch water main on Twin Lakes Drive</li> <li>Connect to 8-inch water main south of Spring Station Middle School (Rudder Drive)</li> <li>Install water distribution system within Phase 2 of development</li> </ul>	<ul style="list-style-type: none"> <li>Extend 18-inch sewer main from south of development along Aenon Creek and Wade's Grove Subdivision</li> <li>Install sanitary sewer collection system within Phase 2 of development</li> <li>Possible pump station(s) needed as development of Phase 2 continues</li> </ul>

	<ul style="list-style-type: none"> <li>• All approaches to intersection should include one left turn, two through lanes, and one right turn lane</li> </ul> <p><u>Intersection of Buckner Lane and Twin Lakes Drive</u></p> <ul style="list-style-type: none"> <li>• Install traffic signal control when traffic study indicates traffic signal warrants are met</li> </ul> <p><u>Intersection of Buckner Lane and Spring Station Drive</u></p> <ul style="list-style-type: none"> <li>• Install traffic signal control when traffic study indicates traffic signal warrants are met</li> </ul> <p><u>Intersection of Buckner Lane and Road C</u></p> <ul style="list-style-type: none"> <li>• Eastbound/Westbound approaches of Road C should include one shared lane for all turning movements</li> <li>• Northbound/Southbound approaches of Buckner Lane should include one left turn lane, one through lane, and one shared through/right turn lane</li> </ul> <p><u>Intersection of Buckner Road Extension and Road D</u></p> <ul style="list-style-type: none"> <li>• Install all-way stop control</li> <li>• Northbound/Southbound approaches of Road D to include one shared lane for all turning movements</li> <li>• Eastbound/Westbound approaches of Buckner Rd Extension to include one shared through/left turn lane and one shared through/right turn lane</li> </ul> <p><u>Intersection of Buckner Road Extension and Road E</u></p> <ul style="list-style-type: none"> <li>• Install all-way stop control</li> <li>• Northbound approach of Road E to include one shared through/left turn lane</li> <li>• Southbound approach of Road E to include one shared through/right turn lane</li> <li>• Eastbound approach of Buckner Rd Extension to include one left turn lane and one right turn lane</li> </ul>		
<b>PHASE 3</b>			

DEVELOPMENT PROGRAM (1)	ROAD/INTERSECTION IMPROVEMENTS	WATER SYSTEM IMPROVEMENTS	SANITARY SEWER SYSTEM IMPROVEMENTS
<p>Single Family = 273 du</p> <p>Cottage, Townhouse, Multifamily = 914 du</p> <p>Retail/Restaurant = 530,452 sf</p> <p>Office = 3,902,250 sf</p> <p>Hotel Rooms = 400</p> <p><b>Horizon Years 2026 - 2037</b></p> <p><b>Note: The Horizon Years are the period of time within which this Phase of the development is anticipated to occur. The actual year of construction of a specific item of work in each Phase shall be determined in conjunction with the approval of such development by the City.</b></p>	<p><u>Prepare Updated Traffic Impact Study</u></p> <p>The Phase 3 development program assumes the new interchange at I-65 and the extension of Buckner Road is in place. The determination of the need for additional off-site road and intersection improvements as a part of this Phase shall be established by an updated Traffic Impact Study which shall be prepared to re-evaluate street and intersection levels of service following construction of the Interstate Interchange. The updated Traffic Impact Study will determine if off-site road or intersection improvements in conjunction with ongoing City road and intersection improvements are needed based upon assigned traffic impacts associated with remaining phases of development for the 2660 Buckner Lane Project.</p>	<p>Install water distribution network within remaining phases of development</p>	<p>Install sanitary sewer collection system within remaining phases of development</p> <p>City sewerage treatment plant capacity to be upsized to accommodate overall long-term growth and development of the City of Spring Hill</p>

**Footnote:**

- 1) The development totals represented above are stand-alone totals by each individual phase.