

RESOLUTION 12-118

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY SHOWN ON THE EXISTING PLATS FOR GLENMONT SUBDIVISION SECTION 1

WHEREAS, Taylor R. Golden has recorded Final Plat for Glennmont Subdivision Section 1 in Williamson County Plat Book P46, Page 105; 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

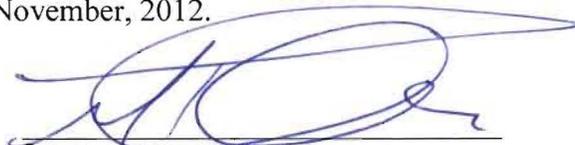
WHEREAS, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill pursuant to Section 3-102.201 of the Subdivision Regulations indicating that through inspections of the road rights-of-way, the design intent has been achieved; and

WHEREAS, the developer is required under Article III, Section 3-102.201 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

WHEREAS, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the road rights-of-way be accepted and the same become a part of the public street system of the City of Spring Hill; and

NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of road rights-of way within Glennmont Subdivision Section 1, as shown on the recorded plats is hereby approved.

Passed and adopted this 19th day of November, 2012.

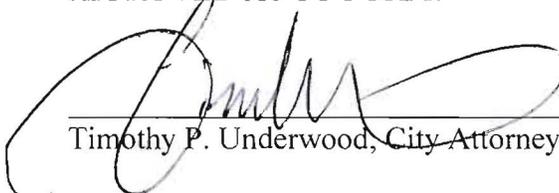


Michael Dinwiddie, Mayor

ATTEST:


April Goad, City Recorder

APPROVED AS TO FORM:


Timothy P. Underwood, City Attorney

**RESOLUTION 12-25 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION RECOMMENDING ACCEPTANCE OF OFFER OF DEDICATION
OF ROAD RIGHTS-OF-WAY SHOWN ON THE EXISTING PLATS FOR
GLENMONT SUBDIVISION SECTION 1**

WHEREAS, Taylor R. Golden has recorded Final Plat for Glennmont Subdivision Section 1 in Williamson County Plat Book P46, Page 105; 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

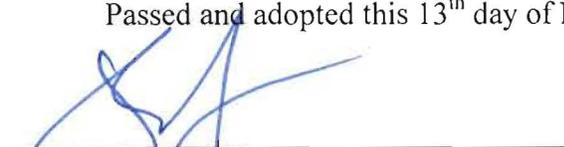
WHEREAS, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill pursuant to Section 3-102.201 of the Subdivision Regulations indicating that through inspections of the road rights-of-way, the design intent has been achieved; and

WHEREAS, the developer is required under Article III, Section 3-102.201 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

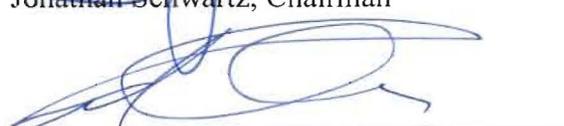
WHEREAS, the Planning Commission deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the road rights-of-way be accepted and the same become a part of the public street system of the City of Spring Hill; and

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that dedication and acceptance of road rights-of way within Glennmont Subdivision Section 1 as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 13th day of November, 2012.



Jonathan Schwartz, Chairman



Michael Dinwiddie, Secretary

RESOLUTION 11-26 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE EXISTING LETTER OF CREDIT FOR
GLENNMONT SUBDIVISION

WHEREAS, a Letter of Credit is currently in place for this development; and

WHEREAS, the existing surety is guaranteeing the construction of certain improvements; and

WHEREAS, the following improvements are required pursuant to the Final Plat:

*Water, Sewer, Storm Water Drainage and Basins, Streets and Curbs and final
topping to all streets with 1 ½ inches of hot mix asphalt; and*

WHEREAS, to date, the improvements have been constructed and therefore a performance surety is no longer required; and

WHEREAS, it is the recommendation of the Codes Department that the existing Letter of Credit be released in the amount of \$135,000.00; and

WHEREAS, pursuant to Section 3-103 of the Subdivision Regulations, upon completion of the public improvements listed above, the Developer may be required to file a "maintenance" surety guaranteeing performance of the public improvements for an additional one year period with the Planning Commission after the dedication and acceptance of such public improvements by the Board of Mayor and Aldermen.

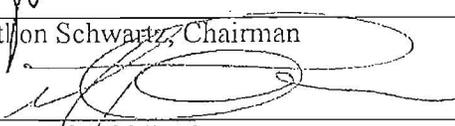
WHEREAS, the developer is required under Article III, Section 3-102.201 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including storm drainage; and

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that the existing Letter of Credit for Glennmont Subdivision in the amount of \$135,000.00 is hereby recommended for release by the Board of Mayor and Aldermen.

Passed and adopted this 12th day of September, 2011.



Jonathan Schwartz, Chairman



Michael Dinwiddie, Secretary

RESOLUTION 11-27 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO ESTABLISH A MAINTENANCE SURETY FOR
GLENNMONT SUBDIVISION

WHEREAS, the following improvements have been completed pursuant to the Final Plat:
*Water, Sewer, Storm Water Drainage and Basins, Streets and Curbs and final
topping to all streets with 1 ½ inches of hot mix asphalt; and*

WHEREAS, the City has inspected the completed improvements and issued a "Certificate of Satisfactory Completion"; and

WHEREAS, the performance surety for this development has been released; and

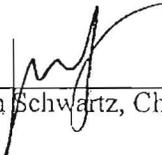
WHEREAS, an Offer of Dedication has been submitted by the developer; and

WHEREAS, pursuant to Article III, Section 3-103 of the Subdivision Regulations, upon completion of the public improvements listed above, the Developer may be required to file a "maintenance" surety guaranteeing performance of the public improvements for an additional one year period with the Planning Commission after the dedication and acceptance of such public improvements by the Board of Mayor and Aldermen.

WHEREAS, it is the recommendation of the Codes Department that a maintenance surety be established for a period of twelve (12) months in the amount of \$15,000.00; and

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that establishment of a maintenance surety for Glennmont Subdivision in the amount of \$15,000.00 is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 14th day of November, 2011.



Jonathon Schwartz, Chairman



Michael Dinwiddie, Secretary

**FORM FOR OFFER OF
IRREVOCABLE DEDICATION**

AGREEMENT made this 13TH day of August 2012, by and between the City of Spring Hill a municipal corporation, having its office and place of business at 199 Town Center Parkway, Spring Hill, Tennessee, hereinafter designated as the "City" and Taylor R. Golden, an individual, having its office and place of business at P.O. Box 1759, Spring Hill, Tennessee 37174, hereinafter designated as the "developer".

WHEREAS, the Spring Hill Planning Commission has approved a Final Plat of a subdivision entitled Glenmont Subdivision, Section 1 dated November 16, 2006 and Revised on December 5, 2006 and recorded in Williamson County Register of Deeds in Plat book P46, page 105 and prepared by O'Leary and Associates, LLC.

WHEREAS, said plat designates certain public improvements consisting of Public Roads and Sidewalks along Glessner Drive, Cierra Circle, Mickey Road, and Karissa Court to be dedicated to the City of Spring Hill free and clear of all encumbrances and liens, pursuant to the requirements of the Spring Hill Planning Commission and the City; and

WHEREAS, the Developer, simultaneously herewith, shall post a performance surety with the City for the construction, maintenance, and dedication of said improvements, if required;

WHEREAS, the Developer is desirous of offering for dedication the said improvements and land to the City more particularly described in Schedule "A" (the final plat of record in P46, page 105) attached hereto;

WHEREAS, the Developer has delivered deeds of conveyance to the city for the said land and improvements as described herein;

NOW, THEREFORE, in consideration of the sum of one dollar (\$1.00) lawful money of the United States paid by the City to the Developer and other good and valuable consideration, it is mutually **AGREED** as follows:

- A. The Developer herewith delivers to the City deeds of conveyance for the premises described in Schedule "A" attached hereto, said delivery being a formal offer of dedication to the City until the acceptance or rejection of such offer of dedication by the City.
- B. The Developer agrees that said formal offer of dedication is irrevocable and can be accepted by the City at any time.
- C. The Developer agrees to complete the construction and maintenance of the land and improvements pursuant to the performance surety and the requirements of the Spring Hill Planning Commission and any ordinances, regulations, requirements, covenants, and agreements that may be imposed by the City with respect thereto and, upon acceptance by the City of the offer of dedication, furnish to the City a sworn statement certifying that the premises are free and clear of all liens and encumbrances and shall furnish to the City a check for all necessary fees and taxes to record the deeds heretofore delivered.

- D. That this irrevocable offer of dedication shall run with land and shall be binding on all assigns, guarantees, successors, or heirs of the Developer.
- E. The City by action of the Board of Mayor and Aldermen on the ____ day of _____, 20____, accepted the infrastructure as presented in the offer of dedication and directed the governmental representative to sign the offer of dedication on behalf of the City

Developer Company Name:

Tommy R. Bell

August 13 2012
Date

Developer Signature

(CORPORATE SEAL)

ATTEST: _____

FOR THE CITY OF SPRING HILL:

BY: _____
Signature

_____ 20 _____

Printed Name



CERTIFICATE OF SATISFACTORY COMPLETION

September 9, 2011

Mr. Taylor Golden
PO Box 18
Thompson Station, TN 37179

Development Name: Glennmont

Phase or Section of Construction: Phase 1

Public Improvements: Streets, Water, Sewer, Street lights
and Curbs

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

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

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

Elton Ragsdale
City of Spring Hill Utility Inspector (signature)

Elton Ragsdale
Printed name:

Approved By:

Jeff Foster
Director of Public Works (signature)

Printed name:

199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174

PHONE (931)486-2252 NASHVILLE LINE (615)248-6307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516



August 3, 2012

Community First Bank and Trust
Mr. Craig Harris
501 S. James Campbell Blvd.
Columbia, TN 38401

RE: Letter of Credit # 61004100

Dear Mr. Harris:

I am writing to officially request that the funds for Glenmont Subdivision Letter of Credit, Number 61004100, in the name of Taylor Golden, in the amount of \$15,000.00 be relinquished to the City of Spring Hill.

The Developer, Mr. Taylor Golden, has stated to me that he is unable to complete the Improvements in Glenmont Subdivision. As stated in the Letter of Credit, upon the developer's inability to complete the public improvements, the City may request the funds. Therefore, I am requesting the \$15,000.00 be paid in full to the City of Spring Hill to complete improvements in Glenmont Subdivision. I have attached the Letter of Credit referenced above.

Thank you for your assistance in this matter.

Sincerely,

Chris Brooks
Director of Codes
931.486.2252 ext. 214
cbrooks@springhilltn.org



BOND INFORMATION SHEET

Site Name: Glennmont Ph. 1

Type of Surety:	Letter of Credit	Original Bond Amount:	\$135,000	<u>Type of Action Requested:</u>
Surety #:	69001809	Current Bond Amount:	\$135,000	Bond Renewal <input type="checkbox"/>
Surety Issued:	May 20-2011	25% of Original Amount:	\$33,750	Bond Reduction <input type="checkbox"/>
Expiration Date:	August 22-2011	(Per Section 3-102.202 of Sub. Regs)		Bond Release <input checked="" type="checkbox"/>
	Auto Renew			

Past Actions

Date:	Type of Action:	Amount:	Reason:
5/20/2011	Renew	\$135,000	Renew Letter of Credit, Construction
11/14/2011	Maintenabce Bond	\$15,000.00	One Year Maintenance Bond

Required Installation

Streets		
Binder Installed:	Yes	
Road Base:	Stone	
Compaction Test Submitted:	No	
Curb Installed:	Yes	
Street Lights Installed:	Yes	
Street Signs Installed:	Yes	
Final Topping installed:	yes	
Side Walks Required:	Yes	

Sewer		
Sewer Line Installed:	Yes	
Sewer Line Tested:	12/7/2006	
Pump Station Required:	No	
"As Built" Drawings Submitted:	Yes	
Meets City Specifications:	Yes	

Storm Water Drainage System		
System Installed:	Yes	
"As Built" Drawings Submitted:	Yes	
Meets City Specifications:	Yes	

Water		
Water Line Installed:	Yes	
Water Line Tested:	11/27/2006	
"As Built" Drawings Submitted:	Yes	
Meets City Specifications:	Yes	

BOND INFORMATION SHEET

Site Name: Glennmont Ph. 1

Miscellaneous Site Information

Total Number of Lots:	25	Developer:	Taylor Golden
Current Number of Available Building Lots:	2	In Bankruptcy:	no

Amenities: Complete:

1 None

2

3

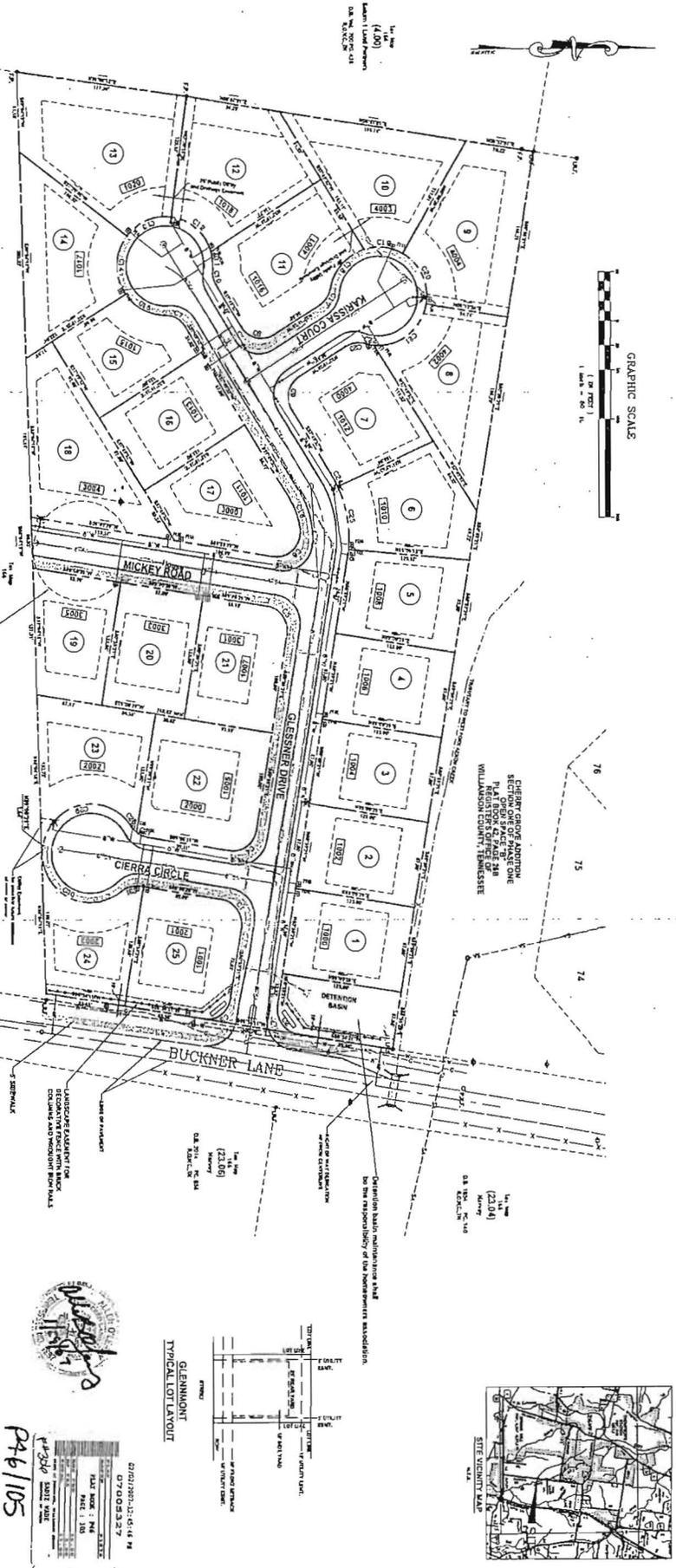
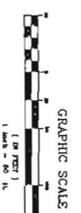
Staff Comments:

1. Mickey Road does not have a temporary cul-de-sac turn around
2. A final walk through inspection will need to be requested and completed prior to release of the performance bond and establishment of a maintenance bond.
3. Final Topping down, street signs, street lights in. sewer/water As-bilts submitted
4. 457 feet of sidewalk on Buckner Ln. will need to be installed
5. Maintenance Bond pulled in September, \$15,000.00

Staff Recommendation:

Release letter of credit for \$135,000 for Glennmont Subdivision replaced with a \$15000.00 Maintenance Bond for One year

Chris Brooks
Director of Codes
City of Spring Hill



- STANDARD NOTES**
- The survey was conducted in accordance with the provisions of the Surveying Act of 1907, as amended, and the rules and regulations of the Board of Surveying and Mapping.
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LOT NO.	AREA (SQ. FT.)	AREA (ACRES)
1	10,000	0.23
2	10,000	0.23
3	10,000	0.23
4	10,000	0.23
5	10,000	0.23
6	10,000	0.23
7	10,000	0.23
8	10,000	0.23
9	10,000	0.23
10	10,000	0.23
11	10,000	0.23
12	10,000	0.23
13	10,000	0.23
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23	10,000	0.23
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LEGEND

PROPERTY BOUNDARY

PROPOSED LOT BOUNDARY

PROPOSED LOT CENTERLINE

PROPOSED LOT CORNER

PROPOSED LOT AREA

PROPOSED LOT PERMITS

PROPOSED LOT NOTES

PROPOSED LOT DETAILS

PROPOSED LOT SPECIFICATIONS

PROPOSED LOT REQUIREMENTS

PROPOSED LOT STANDARDS

PROPOSED LOT REGULATIONS

PROPOSED LOT ORDINANCES

PROPOSED LOT LAWS

PROPOSED LOT DECISIONS

PROPOSED LOT ACTIONS

PROPOSED LOT REVISIONS

PROPOSED LOT AMENDMENTS

PROPOSED LOT SUPPLEMENTS

PROPOSED LOT ADDENDUMS

PROPOSED LOT EXHIBITS

PROPOSED LOT REFERENCES

PROPOSED LOT CITATIONS

PROPOSED LOT REFERENCES

PROPOSED LOT CITATIONS

DEVELOPMENT SUMMARY

ZONE - R2

TOTAL AREA - 5.6 ACRES

Total lots - 25

Lot per acre - 2.5

CERTIFICATE OF OWNERSHIP AND OPERATION

CERTIFICATE OF SURVEY ADJUDICATORY

CERTIFICATE OF APPROVAL OF WATER SYSTEM

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

CERTIFICATE OF CHURCH AREAS DESIGNATION

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAMES AND STREET NAMES

SPRING HILL PLANNING COMMISSION APPROVAL

GLENHOLM TYPICAL LOT LAYOUT