

RESOLUTION 14-93

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVMENTS SHOWN ON THE EXISTING PLAT FOR WADES GROVE SECTION 2

WHEREAS, Developer John Maher Builders, Inc. has a recorded Final Plat for Wades Grove Section 1 in Williamson County Plat Book P47, Page 25; 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

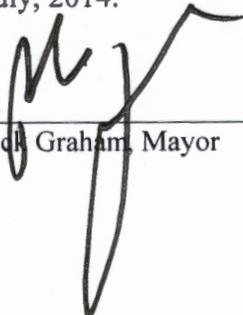
WHEREAS, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the road rights-of-way, the design intent has been achieved; and

WHEREAS, the developer is required under Section VI, 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 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

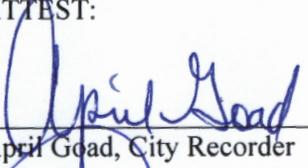
NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of road rights-of way within Wades Grove Section 2 as shown on the recorded plat is hereby approved.

Passed and adopted this 21th day of July, 2014.



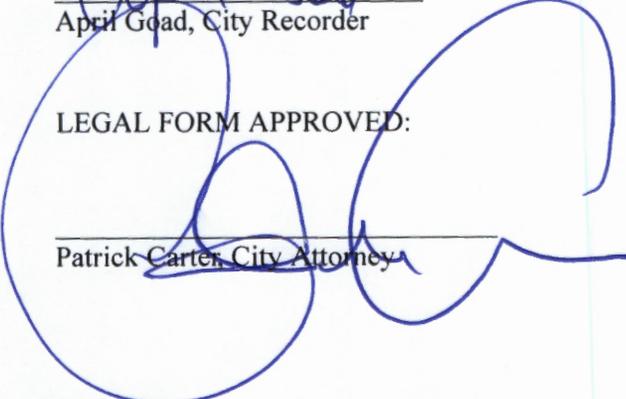
Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney



REQUEST: **Approval of Resolution 14-93**
DEPARTMENT: **Building Codes**
SUBMITTED BY: **Chris Brooks, Codes Director**
DATE: **July 21, 2014**
RE: **Offer of Dedications for Roads and Right of Ways**

OVERVIEW:

- Requesting approval of Resolution 14-93 for the Offer of Dedication of Roads and Right of Ways.

HIGHLIGHTS:

- Complying with Spring Hill Subdivision Regulations

ADDITIONAL INFORMATION:

- In packets you will find the signed Certificate of Satisfaction for each Development with inspection reports and the Offer of Dedication signed by Developer and final plat for each development.

Key Notes : NA

**RESOLUTION 14-37 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
WADE'S GROVE SECTION 2**

WHEREAS, Developer John Maher Builders, Inc. has a recorded Final Plat for Wade's Grove Section 2 in Williamson County Plat Book P47, Page 25; 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; and

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that dedication and acceptance of Road Rights-of-Way and Public Improvement's within Wade's Grove Section 2 as shown on the recorded plat is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 14th day of July, 2014

Jonathan Schwartz, Chairman

Charlie Schoenbrodt, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

September 18, 2012

Mr. John Maher

John Maher Builders
P.O. Box 681727
Franklin TN 37068

Development Name: Wades Grove

Phase or Section of Construction: Phase 2

Public Improvements: Sewer, Water, Storm Water, Sidewalks, Street Lights, Street Signs

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved. **Note: All lots completed.**

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.

Jackie Glenn 1-15-13
City of Spring Hill Utility Inspector (signature)

Printed name:

Approved By:

Jeff Foster 1-15-13
Jeff Foster, Director of Public Works

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

PHONE (931)486-2252 NASHVILLE LINE (615)248-8307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516

RESOLUTION 13-04 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR
WADES GROVE - PHASE 1 & 2

WHEREAS, the following improvements have been constructed pursuant to the Final Plat:
*Water, Sewer, Storm Water Drainage and Basins, Streets and Curbs, Sidewalks,
Street Lights and Final Topping to all streets with 1 1/2 inches of hot mix asphalt;*
and

WHEREAS, to date, the following improvements have been completed and/or accepted by the City
(One lot remains in Phase 1, sidewalk installed); and

WHEREAS, pursuant to Article III, Section 3-103 of the Subdivision Regulations, 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 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.

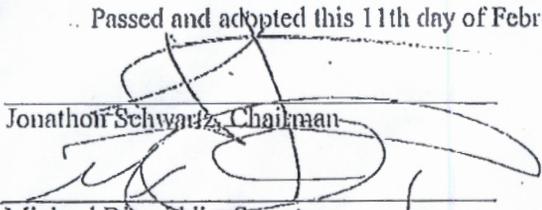
WHEREAS, therefore a one year Maintenance Bond is required; and

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 storm drainage; and

WHEREAS, it is the recommendation of the Codes Department that a Maintenance Bond be
established for twelve (12) months, to the amount of \$18,461.00; and

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that a
Maintenance Bond be established for Wades Grove Phase 1 & 2 for one year is hereby recommended
to the Board of Mayor and Aldermen.

Passed and adopted this 11th day of February, 2013.



Jonathon Schwartz, Chairman

Michael Dinwidie, Secretary

RESOLUTION 13-16

**A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR
WADES GROVE - PHASE 1 & 2**

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

WHEREAS, to date, the following improvements have been completed and/or accepted by the City
(One lot remains in Phase 1, sidewalk installed); and

WHEREAS, pursuant to Article III, Section 3-103 of the Subdivision Regulations, 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 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, therefore a one year Maintenance Bond is required; 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 storm drainage; and

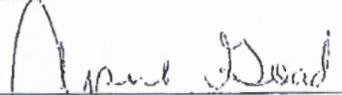
WHEREAS, it is the recommendation of the Planning Commission that a Maintenance Bond be
established for twelve (12) months, to the amount of \$18,461.00; and

NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and
Aldermen that a Maintenance Bond be established for Wades Grove Phase 1 & 2 for one year is
hereby approved.

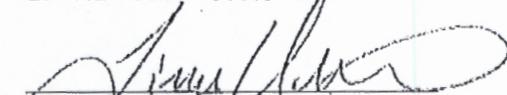
Passed and adopted this 19th day of February, 2013.


Michael Dinwiddie, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Timothy P. Underwood, City Attorney

City Reps: Jerome
Wayne
Jim V.

City of Spring Hill
Public Works Department

Project Reps: Robert Kennedy
Phillip Pilcher
Stan Myatt

Subdivision: Wade's Grove Phases: 1 & 2

Preconstruction Meeting Date: 29 September 2004				
Procedure	Date	Results	Technician	Comments
SEWER				
Air Test	6-13-05	OK	B, H	
Mandrel Test	6-13-05	OK	B, H	
Vacuum Test M.H.s	6-15-05	OK	B, H	
Mark Service Lines	6-15-05	OK	O.A.	
AS BUILT Drawings	8-20-05	✓	J.V.	
WATER				
Pressure Test	5-20-05	OK	B, H	
Bacteriological Test	5-23-05	OK	B, H	Water tie in OK
Wire Continuity	5-25-05	Pass	CK	
Locate Valve Boxes				
Stake Meter Boxes				
Fire Hydrant Grade				
STREETS				
Proof Roll Subgrade	5-20-05	OK	B, H	
Proof Roll Base Stone	5-21-05	OK	B, H	
Check M.H. Castings	7-28-05	J.V.		
Binder Installed				
Topping Installed				
Curb Installed				
Sidewalks Installed				
Traffic & Street Signs				
Street Lights				
DRAINAGE				
Structure Installation				
Erosion Control			Ben Herring	see notes
Swales Stabilized				

Performance to Maintenance Walk Through Date:
City Acceptance (Final) Walk Through Date:

Notes: 18 Feb 05 Initial Insp. Pass <i>J.P.</i>	30 Aug 05 Post Rain Insp. Failed <i>J.P.</i>
7 April 05 Pregrade Insp. Pass <i>J.P.</i>	30 Aug 05 Re Insp. Temp Repair <i>J.P.</i>
13 April 05 Re Insp Fail <i>J.P.</i>	
15 June 05 Re Inspection Pass <i>J.P.</i>	
24 July 05 Phase 1 Walk through	

**FORM FOR OFFER OF
IRREVOCABLE DEDICATION**

AGREEMENT made this 10 day of JANUARY 20 13, 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 JOHN MAHER BUILDERS, INC., a PRIVATE CORPORATION, having its office and place of business at 1109 OLD KEDRON RD, SPRING HILL, TN hereinafter designated as the "developer".

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled WADES GROVE 2 dated 4/11/07 and prepared by LEON STANFORD and

WHEREAS, said plat designates certain public improvements consisting of Roads, R.O.W, sewer, water, storm drain & sidewalks 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 attached hereto;

WHEREAS, the Developer has delivered Documents 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 Documents 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 Documents 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 19 day of February, 2013, 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:

JOHN MAHER BUILDERS, INC

JANUARY 10 2013
Date

Joe Maher Pres.
Developer Signature

(CORPORATE SEAL)

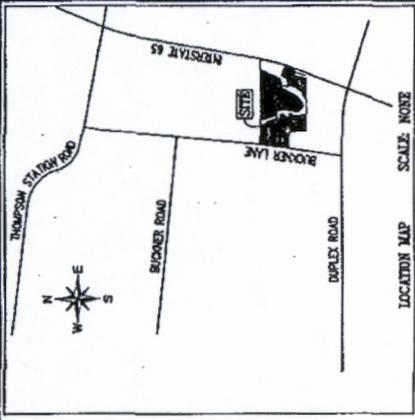
ATTEST: _____

FOR THE CITY OF SPRING HILL:

BY: _____
Signature

_____ 20 _____

Printed Name



LOT	MINIMUM GRADE	MINIMUM LOWEST FLOOD ELEVATION	100 YEAR FEMA FLOOD ELEVATION
38	702.5	704.5	704.5
40	702.5	704.5	704.5
41	702.2	704.2	704.2
42	702.1	704.1	704.1
43	701.8	703.8	703.8
44	701.8	703.8	703.8
45	701.8	703.8	703.8
46	701.5	703.5	703.5
47	701.5	703.5	703.5
48	701.5	703.5	703.5
49	701.5	703.5	703.5
50	701.5	703.5	703.5

FLOOD MAP
 1. FLOOD ELEVATIONS ARE FROM ELEVATED FEMA FLOOD PROTECT BY WALTER BAIRDSON ON 11/20/2006
 2. COPY OF MAP AVAILABLE IN THE WILLIAMSON CO. ENGINEERING DEPT. VIEWED ON 12/14/2006. FLOOD PANEL 345 OF 405. MAP NUMBER 471870004047.
 REVISION: 08/18/2006 BY: 2006

CITY OF SPRING HILL MUNICIPAL PLANNING COMMISSION
 STATE OF TENNESSEE, WILLIAMSON COUNTY
WADE'S GROVE
 FINAL PLAT OF SECTION TWO

CURRENT ZONING: P-2 (PUD)

TOTAL ACRES = 5.19 ac NET BUILDING LOTS = 12
 MALES NEW BOUNDS = 0 ACRES NEW BOUNDS = 0

CITY INSTRUMENT: 2nd

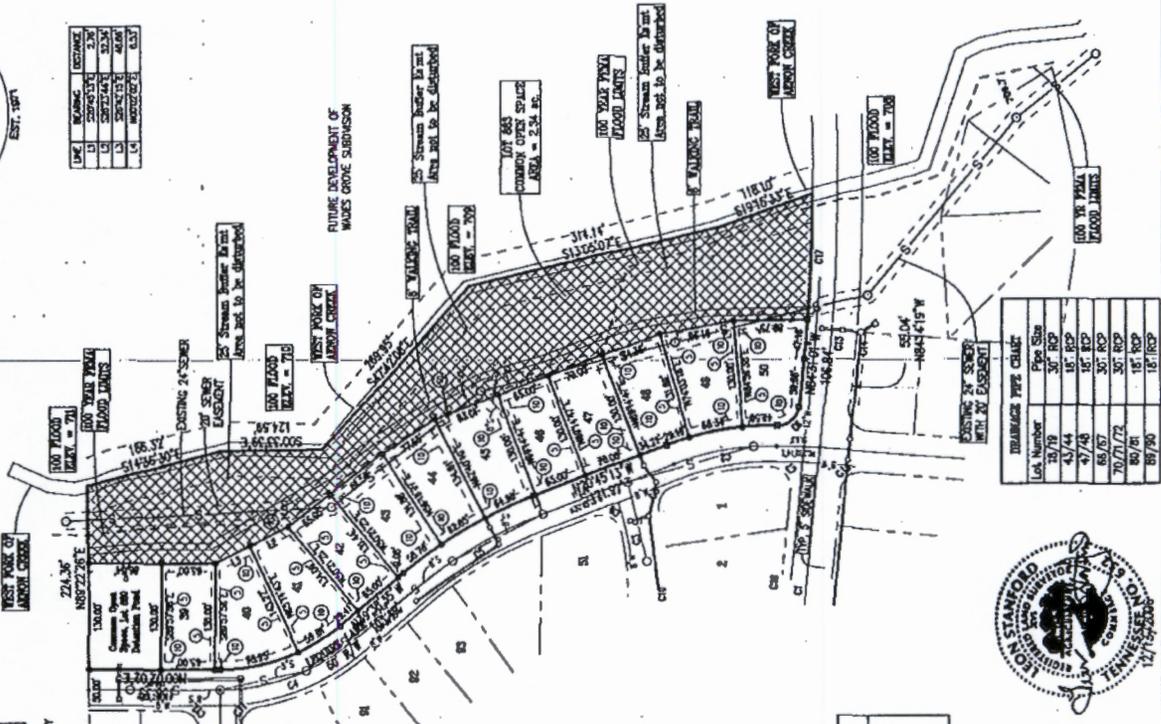
OWNER/APPRAISER: JAMES M. WADE & ASSOC., INC.
 JOHN M. WADE, President
 P.O. Box 288777
 Nashville, TN 37206-1777
 Tel: 615-489-1081

DATE: 12/12/2006 SCALE: 1" = 100' CLOSURE: 1/10,000
 PROPERTY MAP CO. PANELS: S12 DEED BK: 61233, PG: 68

GRAPHIC SCALE: 1" = 100'



LINE	BEARING	DISTANCE
L1	S29°05'12"E	3.36
L2	S29°05'12"E	44.47
L3	S29°05'12"E	44.47
L4	N02°02'03"E	6.57



CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision and street names have been approved by the City of Spring Hill, Tennessee, and that the plat is in accordance with the provisions of the Planning Commission, and that the plat is in accordance with the provisions of the City of Spring Hill, Tennessee. I am a duly qualified and authorized officer of the City of Spring Hill, Tennessee.

James M. Wade
 Mayor, City of Spring Hill, Tennessee

CERTIFICATE OF APPROVAL OF WATER & SEWER SYSTEM
 I hereby certify that the water and sewer system outlined on this plat is in accordance with the provisions of the Williamson County Board of Health, and that the system is in accordance with the provisions of the City of Spring Hill, Tennessee. I am a duly qualified and authorized officer of the City of Spring Hill, Tennessee.

James M. Wade
 Mayor, City of Spring Hill, Tennessee

CERTIFICATE OF APPROVAL OF PUBLIC UTILITY OR ROAD EASEMENT
 I hereby certify that the public utility or road easement outlined on this plat is in accordance with the provisions of the Williamson County Board of Health, and that the system is in accordance with the provisions of the City of Spring Hill, Tennessee. I am a duly qualified and authorized officer of the City of Spring Hill, Tennessee.

James M. Wade
 Mayor, City of Spring Hill, Tennessee

LOT	AREA	AREA	AREA	AREA
38	0.12	0.12	0.12	0.12
40	0.12	0.12	0.12	0.12
41	0.12	0.12	0.12	0.12
42	0.12	0.12	0.12	0.12
43	0.12	0.12	0.12	0.12
44	0.12	0.12	0.12	0.12
45	0.12	0.12	0.12	0.12
46	0.12	0.12	0.12	0.12
47	0.12	0.12	0.12	0.12
48	0.12	0.12	0.12	0.12
49	0.12	0.12	0.12	0.12
50	0.12	0.12	0.12	0.12
51	0.12	0.12	0.12	0.12
52	0.12	0.12	0.12	0.12
53	0.12	0.12	0.12	0.12
54	0.12	0.12	0.12	0.12
55	0.12	0.12	0.12	0.12
56	0.12	0.12	0.12	0.12
57	0.12	0.12	0.12	0.12
58	0.12	0.12	0.12	0.12
59	0.12	0.12	0.12	0.12
60	0.12	0.12	0.12	0.12
61	0.12	0.12	0.12	0.12
62	0.12	0.12	0.12	0.12
63	0.12	0.12	0.12	0.12
64	0.12	0.12	0.12	0.12
65	0.12	0.12	0.12	0.12
66	0.12	0.12	0.12	0.12
67	0.12	0.12	0.12	0.12
68	0.12	0.12	0.12	0.12
69	0.12	0.12	0.12	0.12
70	0.12	0.12	0.12	0.12
71	0.12	0.12	0.12	0.12
72	0.12	0.12	0.12	0.12
73	0.12	0.12	0.12	0.12
74	0.12	0.12	0.12	0.12
75	0.12	0.12	0.12	0.12
76	0.12	0.12	0.12	0.12
77	0.12	0.12	0.12	0.12
78	0.12	0.12	0.12	0.12
79	0.12	0.12	0.12	0.12
80	0.12	0.12	0.12	0.12
81	0.12	0.12	0.12	0.12
82	0.12	0.12	0.12	0.12
83	0.12	0.12	0.12	0.12
84	0.12	0.12	0.12	0.12
85	0.12	0.12	0.12	0.12
86	0.12	0.12	0.12	0.12
87	0.12	0.12	0.12	0.12
88	0.12	0.12	0.12	0.12
89	0.12	0.12	0.12	0.12
90	0.12	0.12	0.12	0.12
91	0.12	0.12	0.12	0.12
92	0.12	0.12	0.12	0.12
93	0.12	0.12	0.12	0.12
94	0.12	0.12	0.12	0.12
95	0.12	0.12	0.12	0.12
96	0.12	0.12	0.12	0.12
97	0.12	0.12	0.12	0.12
98	0.12	0.12	0.12	0.12
99	0.12	0.12	0.12	0.12
100	0.12	0.12	0.12	0.12

NOTES:
 1. The Homeowners' Association of Wade's Grove Subdivision shall be responsible for the maintenance of Open Space and Amenities in Wade's Grove Subdivision Section 2 including Lot 800 & 803 as shown on this Plat.
 2. The Developer of Wade's Grove Subdivision Section 2 will be required to install Street Lights and Street Signs in Sections 2 in accordance with the City of Spring Hill Subdivision Regulations.
 3. SEE SPECIAL FLOOD NOTE ABOVE THE TITLE BLOCK OF THIS DRAWING. A portion of this section lies within the Flood Plain, however all lots are shown the designated 100 year flood elevations per Flood Insurance Map 471870004047 Revised September 29, 2006.
 4. The Detention Basins located within lot 800 shall be maintained by the Wade's Grove Home Owners Association.
 5. Percent of Open Space contained within section 2 = 45.1%

CERTIFICATE OF APPROVAL OF SUBDIVISION NAMES AND STREET NAMES.
 I hereby certify that the subdivision and street names outlined on this plat are in accordance with the provisions of the Williamson County Board of Health, and that the system is in accordance with the provisions of the City of Spring Hill, Tennessee. I am a duly qualified and authorized officer of the City of Spring Hill, Tennessee.

James M. Wade
 Mayor, City of Spring Hill, Tennessee

