

RESOLUTION 20-128

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLATS FOR THE ARBORS AT AUTUMN RIDGE PHASE 12 SECTION 2 AND PHASE 13

WHEREAS, Developer Don R. Cameron III has a recorded Final Plat for The Arbors at Autumn Ridge Phase 12 Section 2 and Phase 13 in Williamson County Plat Book P67, Pages 19 and 20; and

WHEREAS, said Plat shows 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 to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

WHEREAS, on August 10, 2020, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for The Arbors at Autumn Ridge Phase 12 Section 2 and Phase 13 be accepted; 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 and Public Improvements be accepted and the same become a part of the public systems of the City of Spring Hill.

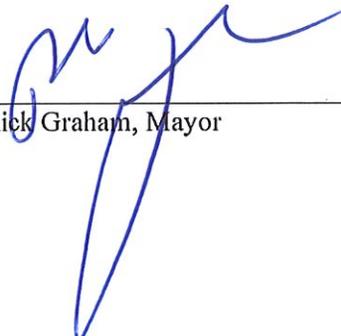
NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way and Public Improvements within The Arbors at Autumn Ridge Phase 12 Section 2 and Phase 13 as shown on the recorded plats is hereby approved.

Passed and adopted this 21st day of September, 2020.

ATTEST:



April Goad, City Recorder



Rick Graham, Mayor

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

SUBJECT: Acceptance of Road ROW & Public Improvements for The Arbors at Autumn Ridge Phase 12 Section 2 and Phase 13

DATE: September 21, 2020

ATTENTION: Board of Mayor and Aldermen

STAFF: Thomas S. Wolf, P.E., City Engineer



TSW

STAFF MEMORANDUM

The purpose of this memo is to provide information regarding a resolution to accept the dedication of road rights-of-way and public improvements for The Arbors at Autumn Ridge Phase 12 Section 2 and Phase 13 as recommended by the Planning Commission.

Background:

The Planning Commission recommends accepting the road rights-of-way and public improvements for The Arbors at Autumn Ridge Phase 12 Section 2 and Phase 13 per PC Resolution 20-54 passed by the Planning Commission on August 10, 2020. The one (1) year for the maintenance bond has been fulfilled and City staff has issued certificates of satisfaction for this phase and section.

Staff Recommendation:

Staff recommends approval of the request.



CERTIFICATE OF SATISFACTORY COMPLETION

Date: 7/22/2020

Donnie Cameron

Arbors at Autumn Ridge

Phase 12 Section 2 and Phase 13

Development Name: Arbors at Autumn Ridge

Phase or Section of Construction: Phase 12 Section 2 and Phase 13

Public Improvements: Water, sewer, storm water drainage and basins, streets, curbs, sidewalks, street signs, street lights, final topping

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.

At: Michael W. Stephens
City of Spring Hill Utility Inspector (signature)

Michael W Stephens
Printed name

Approved By:

Thomas S. Wolf P.E.
City of Spring Hill Engineering Dept.

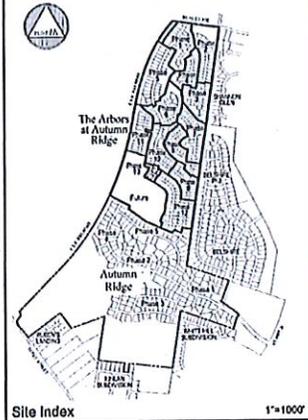
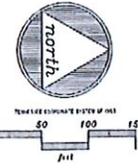
THOMAS S. WOLF
Printed name

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

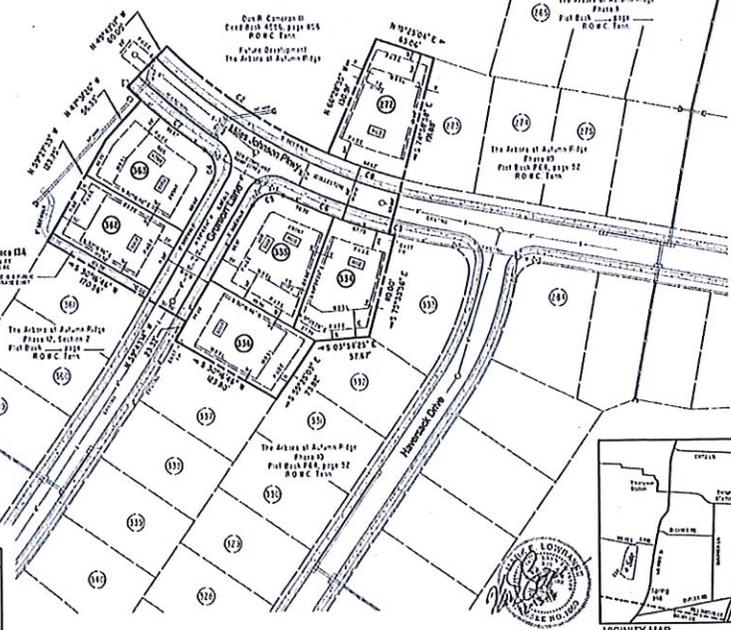
- NOTES**
1. THE PURPOSE OF THIS PLAN IS TO CREATE A SINGLE FAMILY RESIDENTIAL SUBDIVISION.
 2. THE LOTS LOCATED ON THIS PLAN ARE TO BE PARCELS AND NOT LOTS OF A SUBDIVISION.
 3. THE PROPERTY IS LOCATED WITHIN ZONE "R" AS SHOWN ON THE CITY OF SPRING HILL ZONING MAP.
 4. THE PROPERTY IS LOCATED WITHIN ZONE "R" AS SHOWN ON THE CITY OF SPRING HILL ZONING MAP.
 5. THE PROPERTY IS LOCATED WITHIN ZONE "R" AS SHOWN ON THE CITY OF SPRING HILL ZONING MAP.
 6. THE PROPERTY IS LOCATED WITHIN ZONE "R" AS SHOWN ON THE CITY OF SPRING HILL ZONING MAP.
 7. THE PROPERTY IS LOCATED WITHIN ZONE "R" AS SHOWN ON THE CITY OF SPRING HILL ZONING MAP.
 8. THE PROPERTY IS LOCATED WITHIN ZONE "R" AS SHOWN ON THE CITY OF SPRING HILL ZONING MAP.
 9. THE PROPERTY IS LOCATED WITHIN ZONE "R" AS SHOWN ON THE CITY OF SPRING HILL ZONING MAP.
 10. THE PROPERTY IS LOCATED WITHIN ZONE "R" AS SHOWN ON THE CITY OF SPRING HILL ZONING MAP.

- MINIMUM REQUIREMENTS - 1/2 ACRE ZONING DISTRICT**
1. THE PROPERTY IS LOCATED WITHIN ZONE "R" AS SHOWN ON THE CITY OF SPRING HILL ZONING MAP.
 2. THE PROPERTY IS LOCATED WITHIN ZONE "R" AS SHOWN ON THE CITY OF SPRING HILL ZONING MAP.
 3. THE PROPERTY IS LOCATED WITHIN ZONE "R" AS SHOWN ON THE CITY OF SPRING HILL ZONING MAP.
 4. THE PROPERTY IS LOCATED WITHIN ZONE "R" AS SHOWN ON THE CITY OF SPRING HILL ZONING MAP.
 5. THE PROPERTY IS LOCATED WITHIN ZONE "R" AS SHOWN ON THE CITY OF SPRING HILL ZONING MAP.
 6. THE PROPERTY IS LOCATED WITHIN ZONE "R" AS SHOWN ON THE CITY OF SPRING HILL ZONING MAP.
 7. THE PROPERTY IS LOCATED WITHIN ZONE "R" AS SHOWN ON THE CITY OF SPRING HILL ZONING MAP.
 8. THE PROPERTY IS LOCATED WITHIN ZONE "R" AS SHOWN ON THE CITY OF SPRING HILL ZONING MAP.
 9. THE PROPERTY IS LOCATED WITHIN ZONE "R" AS SHOWN ON THE CITY OF SPRING HILL ZONING MAP.
 10. THE PROPERTY IS LOCATED WITHIN ZONE "R" AS SHOWN ON THE CITY OF SPRING HILL ZONING MAP.



6. TOTAL NUMBER OF LOTS TO BE CREATED

NUMBER OF LOTS TO BE CREATED	AREA (SQ. FT.)
1	100,000
2	200,000
3	300,000
4	400,000
5	500,000
6	600,000
7	700,000
8	800,000
9	900,000
10	1,000,000



Curve Data

Curve #	Start	End	Radius	Length	Area	Chord	Chord Bt.
C1	0+00	0+50	1000	15.7	1570	100	100
C2	0+50	1+00	1000	15.7	1570	100	100
C3	1+00	1+50	1000	15.7	1570	100	100
C4	1+50	2+00	1000	15.7	1570	100	100
C5	2+00	2+50	1000	15.7	1570	100	100
C6	2+50	3+00	1000	15.7	1570	100	100
C7	3+00	3+50	1000	15.7	1570	100	100
C8	3+50	4+00	1000	15.7	1570	100	100

Lot Data

Lot #	Area (Sq. Ft.)	Area (Acres)
1	100,000	2.30
2	200,000	4.60
3	300,000	6.90
4	400,000	9.20
5	500,000	11.50
6	600,000	13.80
7	700,000	16.10
8	800,000	18.40
9	900,000	20.70
10	1,000,000	23.00

CERTIFICATE OF CROWN AREAS DECISION

Autumn Ridge Development Co. is hereby certifying that the area of the subdivision shown on this plat is not a crown area as defined in the City of Spring Hill Code of Ordinances, Chapter 10, Article 1, Section 10-1-01. The area shown on this plat is not a crown area as defined in the City of Spring Hill Code of Ordinances, Chapter 10, Article 1, Section 10-1-01.

[Signature]
Date: 7-26-17

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system shown on this plat is in compliance with the City of Spring Hill Code of Ordinances, Chapter 10, Article 1, Section 10-1-01. The water system shown on this plat is in compliance with the City of Spring Hill Code of Ordinances, Chapter 10, Article 1, Section 10-1-01.

[Signature]
Date: 7-26-17

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that the survey shown on this plat is in compliance with the City of Spring Hill Code of Ordinances, Chapter 10, Article 1, Section 10-1-01. The survey shown on this plat is in compliance with the City of Spring Hill Code of Ordinances, Chapter 10, Article 1, Section 10-1-01.

[Signature]
Date: 7-26-17

CERTIFICATE OF APPROVAL OF PUBLIC UTILITIES

I hereby certify that the public utilities shown on this plat are in compliance with the City of Spring Hill Code of Ordinances, Chapter 10, Article 1, Section 10-1-01. The public utilities shown on this plat are in compliance with the City of Spring Hill Code of Ordinances, Chapter 10, Article 1, Section 10-1-01.

[Signature]
Date: 7-26-17

CERTIFICATE OF APPROVAL OF RECORDS

I hereby certify that the records shown on this plat are in compliance with the City of Spring Hill Code of Ordinances, Chapter 10, Article 1, Section 10-1-01. The records shown on this plat are in compliance with the City of Spring Hill Code of Ordinances, Chapter 10, Article 1, Section 10-1-01.

[Signature]
Date: 7-26-17

CERTIFICATE OF CROWN AREAS DECISION	CERTIFICATE OF APPROVAL OF WATER SYSTEM	CERTIFICATE OF SURVEY ACCURACY	CERTIFICATE OF APPROVAL OF PUBLIC UTILITIES	CERTIFICATE OF APPROVAL OF RECORDS	FINAL SUBDIVISION PLAT
<i>[Signature]</i> Date: 7-26-17	<i>[Signature]</i> Date: 7-26-17	<i>[Signature]</i> Date: 7-26-17	<i>[Signature]</i> Date: 7-26-17	<i>[Signature]</i> Date: 7-26-17	CITY OF SPRING HILL PLANNING COMMISSION
					TOTAL ACRES: 23.00
					TOTAL LOTS: 10
					ACRES OPEN SPACE: 8.11
					OWNER: AUTUMN RIDGE DEVELOPMENT CO.
					DATE: 7-26-17
					SCALE: 1" = 50'

P67/19



**Phase Thirteen
The Arbors
at Autumn Ridge**

**FORM FOR OFFER OF
IRREVOCABLE DEDICATION**

AGREEMENT made this 21ST day of SEPTEMBER 20 20, 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 DON RUSSELL CAMERON III a 1503 COLUMBIA AVENUE, FRANKLIN, TN hereinafter designated as the "developer".

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled THE ARBORS AT AUTUMN dated 08/02/17 and prepared by ANDERSON, DELK, EPPS and RIDGE, PHASE 12 SECTION 2 AND PHASE 13 & ASSOCIATES

WHEREAS, said plat designates certain public improvements consisting of Roads, Right of Way, water lines, sewer lines, storm drain and 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 PLATS attached hereto;

WHEREAS, the Developer has delivered Documents or 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 Documents or Deeds of conveyance for the premises described in Schedule PLATS 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.

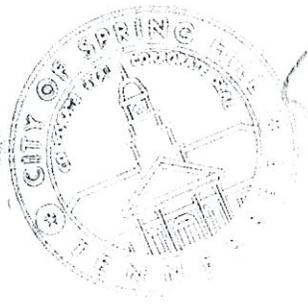
- D. That this irrevocable offer of dedication shall run with land and shall be binding on all assigns, guarantees, successors, or heirs of the Developer.
- E. The City by action of the Board of Mayor and Aldermen on the ____ day of _____, 20____, accepted the infrastructure as presented in the offer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

Developer Company Name:

The Arbor @ Autumn Ridge

9-21- _____ 2020
Date

Don R. Cannon, III
Developer Signature



(CORPORATE SEAL)

ATTEST: Aprie Good

FOR THE CITY OF SPRING HILL:

9-21 _____ 2020

BY: _____
Signature
Rick Graham
Printed Name

ACKNOWLEDGEMENT:
COPARTNERSHIP

~~STATE OF TENNESSEE~~

~~(COUNTY OF _____) SS: _____~~

~~On this ____ day _____ of 20____, before me personally appeared _____, to me known to be one of the firm _____, described in and who executed the foregoing instrument, and he thereupon acknowledged to me that he executed such instrument as and for the act and deed of said firm.~~

CORPORATE

STATE OF TENNESSEE

(COUNTY OF Williamson) SS: _____

On this 21 day of Sept 2020, before me personally appeared Don R. Cameron III, to me known, who, being by me first duly sworn, did depose and say that he resides in Williamson Co; that he is the Owner/Developer of The Arbors @ Autumn Ridge; that the corporate seal affixed to said instrument is such corporate seal; that it was so affixed by order and authority of the Board of Directors of said corporation, and that he signed his name thereto by like order and authority.

[Signature]
INDIVIDUAL

