

RESOLUTION 22-44

**A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR
COPPER RIDGE PHASE 3 SECTION 2**

WHEREAS, developer Copperstone Development Partners, LLC has a recorded Final Plat for Copper Ridge Phase 3 Section 2 in Williamson County Plat Book P64, Page 29; 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 under Section VI, Paragraph 6.3 of the Subdivision Regulations to submit an “as-built” survey of the public improvements including water, sewer and drainage; and

WHEREAS, on March 14, 2022, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Copper Ridge Phase 3 Section 2 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 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 City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way within Copper Ridge Phase 3 Section 2 as shown on the recorded plat is hereby approved.

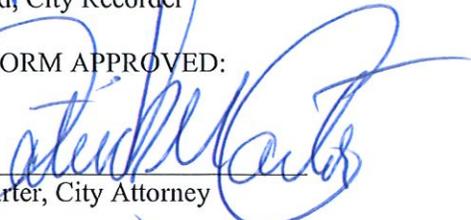
Passed and adopted this 21st day of March, 2022.


Jim Hagaman, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Patrick Carter, City Attorney



REQUEST: *Approval of Resolution 22-44*
SUBMITTED BY: Missy Stahl, CIP Manager
DATE: March 21, 2022
RE: To accept the dedication of road rights-of-way and public
 improvements for Copper Ridge, Phase 3 Section 2
ATTACHMENTS: Certificate of satisfaction, final plat

PURPOSE:

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 Copper Ridge Phase 3 Section 2.

BACKGROUND:

Planning Commission has recommended the acceptance of the roads and public improvements within Copper Ridge Phase 3 Section 2 by PC Resolution 22-26 approved on March 14, 2022. A certificate of satisfaction has been signed by City staff.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 22-44 to accept the dedication of road rights-of-way and public improvements for Copper Ridge Phase 3 Section 2.



CERTIFICATE OF SATISFACTORY COMPLETION

Date: 2/23/2022

Copper Stone Development, LLC

Copper Ridge

Phase 3 Section 2

Development Name: Copper Ridge

Phase or Section of Construction: Phase 3 Section 2

Public Improvements: Stormwater surface, street lights, street signs, sidewalks and 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.

Stormwater Coordinator

Printed name:

Approved By:

Public Works Director

Printed Name

199 TOWN CENTER PARKWAY

P.O. BOX 789

SPRING HILL, TN 37174

PHONE (931)486-2252

NASHVILLE LINE (615)248-6307

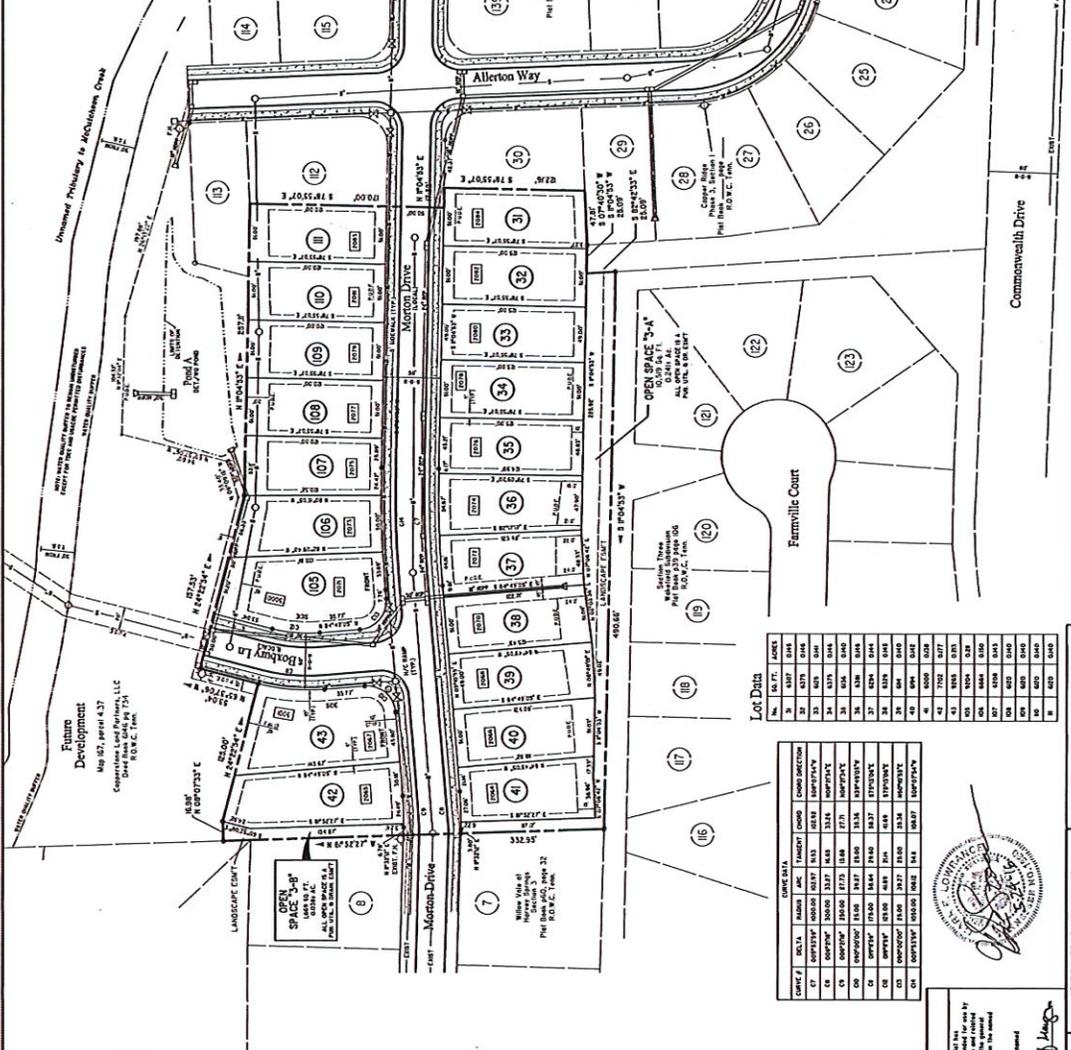
WILLIAMSON CO. (615)599-2614

FAX (931)486-0516

10/1/20

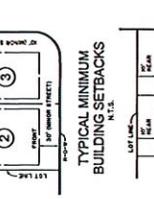
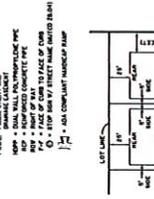


DATE: 10/1/20
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: [Project Name]
 SHEET: [Sheet Number]



Legend

- Water Line
- Sanitary Sewer
- Electric
- Gas
- Fire Hydrant
- Storm Sewer
- Proposed
- Existing



Lot Data

Lot No.	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
7	10,000	10,000	10,000	10,000
8	10,000	10,000	10,000	10,000
9	10,000	10,000	10,000	10,000
10	10,000	10,000	10,000	10,000
11	10,000	10,000	10,000	10,000
12	10,000	10,000	10,000	10,000
13	10,000	10,000	10,000	10,000
14	10,000	10,000	10,000	10,000
15	10,000	10,000	10,000	10,000
16	10,000	10,000	10,000	10,000
17	10,000	10,000	10,000	10,000
18	10,000	10,000	10,000	10,000
19	10,000	10,000	10,000	10,000
20	10,000	10,000	10,000	10,000
21	10,000	10,000	10,000	10,000
22	10,000	10,000	10,000	10,000
23	10,000	10,000	10,000	10,000
24	10,000	10,000	10,000	10,000
25	10,000	10,000	10,000	10,000
26	10,000	10,000	10,000	10,000
27	10,000	10,000	10,000	10,000
28	10,000	10,000	10,000	10,000
29	10,000	10,000	10,000	10,000
30	10,000	10,000	10,000	10,000
31	10,000	10,000	10,000	10,000
32	10,000	10,000	10,000	10,000
33	10,000	10,000	10,000	10,000
34	10,000	10,000	10,000	10,000
35	10,000	10,000	10,000	10,000
36	10,000	10,000	10,000	10,000
37	10,000	10,000	10,000	10,000
38	10,000	10,000	10,000	10,000
39	10,000	10,000	10,000	10,000
40	10,000	10,000	10,000	10,000
41	10,000	10,000	10,000	10,000
42	10,000	10,000	10,000	10,000

NOTES:

- THE PURPOSE OF THIS PLAN IS TO DIVIDE THE TRACT INTO SINGLE LOTS.
- THIS PLAN IS IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE CITY OF SPRING HILL, TENNESSEE.
- SEE REFERENCE TO THE ZONING ORDINANCES OF THE CITY OF SPRING HILL, TENNESSEE.
- OWNER/DEVELOPER: COPPER RIDGE DEVELOPMENT PARTNERS, LLC
- PLANNER/SURVEYOR: ANDERSON, DICK, OPPS & ASSOCIATES, INC.
- EXISTING ZONING: R-4 RESIDENTIAL DISTRICT (HIGH DENSITY)
- TOTAL AREA IN SITE: 1,000,000 SQ. FT.
- AREA WITHIN PHASE TWO: 100,000 SQ. FT.
- AREA WITHIN PHASE THREE: 100,000 SQ. FT.
- AREA WITHIN PHASE FOUR: 100,000 SQ. FT.
- AREA WITHIN PHASE FIVE: 100,000 SQ. FT.
- AREA WITHIN PHASE SIX: 100,000 SQ. FT.
- AREA WITHIN PHASE SEVEN: 100,000 SQ. FT.
- AREA WITHIN PHASE EIGHT: 100,000 SQ. FT.
- AREA WITHIN PHASE NINE: 100,000 SQ. FT.
- AREA WITHIN PHASE TEN: 100,000 SQ. FT.
- AREA WITHIN PHASE ELEVEN: 100,000 SQ. FT.
- AREA WITHIN PHASE TWELVE: 100,000 SQ. FT.
- AREA WITHIN PHASE THIRTEEN: 100,000 SQ. FT.
- AREA WITHIN PHASE FOURTEEN: 100,000 SQ. FT.
- AREA WITHIN PHASE FIFTEEN: 100,000 SQ. FT.
- AREA WITHIN PHASE SIXTEEN: 100,000 SQ. FT.
- AREA WITHIN PHASE SEVENTEEN: 100,000 SQ. FT.
- AREA WITHIN PHASE EIGHTEEN: 100,000 SQ. FT.
- AREA WITHIN PHASE NINETEEN: 100,000 SQ. FT.
- AREA WITHIN PHASE TWENTY: 100,000 SQ. FT.
- AREA WITHIN PHASE TWENTY-ONE: 100,000 SQ. FT.
- AREA WITHIN PHASE TWENTY-TWO: 100,000 SQ. FT.
- AREA WITHIN PHASE TWENTY-THREE: 100,000 SQ. FT.
- AREA WITHIN PHASE TWENTY-FOUR: 100,000 SQ. FT.
- AREA WITHIN PHASE TWENTY-FIVE: 100,000 SQ. FT.
- AREA WITHIN PHASE TWENTY-SIX: 100,000 SQ. FT.
- AREA WITHIN PHASE TWENTY-SEVEN: 100,000 SQ. FT.
- AREA WITHIN PHASE TWENTY-EIGHT: 100,000 SQ. FT.
- AREA WITHIN PHASE TWENTY-NINE: 100,000 SQ. FT.
- AREA WITHIN PHASE THIRTY: 100,000 SQ. FT.
- AREA WITHIN PHASE THIRTY-ONE: 100,000 SQ. FT.
- AREA WITHIN PHASE THIRTY-TWO: 100,000 SQ. FT.
- AREA WITHIN PHASE THIRTY-THREE: 100,000 SQ. FT.
- AREA WITHIN PHASE THIRTY-FOUR: 100,000 SQ. FT.
- AREA WITHIN PHASE THIRTY-FIVE: 100,000 SQ. FT.
- AREA WITHIN PHASE THIRTY-SIX: 100,000 SQ. FT.
- AREA WITHIN PHASE THIRTY-SEVEN: 100,000 SQ. FT.
- AREA WITHIN PHASE THIRTY-EIGHT: 100,000 SQ. FT.
- AREA WITHIN PHASE THIRTY-NINE: 100,000 SQ. FT.
- AREA WITHIN PHASE FORTY: 100,000 SQ. FT.
- AREA WITHIN PHASE FORTY-ONE: 100,000 SQ. FT.
- AREA WITHIN PHASE FORTY-TWO: 100,000 SQ. FT.
- AREA WITHIN PHASE FORTY-THREE: 100,000 SQ. FT.
- AREA WITHIN PHASE FORTY-FOUR: 100,000 SQ. FT.
- AREA WITHIN PHASE FORTY-FIVE: 100,000 SQ. FT.
- AREA WITHIN PHASE FORTY-SIX: 100,000 SQ. FT.
- AREA WITHIN PHASE FORTY-SEVEN: 100,000 SQ. FT.
- AREA WITHIN PHASE FORTY-EIGHT: 100,000 SQ. FT.
- AREA WITHIN PHASE FORTY-NINE: 100,000 SQ. FT.
- AREA WITHIN PHASE FIFTY: 100,000 SQ. FT.

CERTIFICATE OF OWNERSHIP AND DEDICATION

COPPER RIDGE DEVELOPMENT PARTNERS, LLC, by and through its duly authorized officers and directors, do hereby dedicate and dedicate to the public use the common areas and easements shown on this plan for the purposes and uses stated herein.

Date: 10/1/20

Signature: [Signature]

CERTIFICATE OF SURVEY ACCURACY

I, the undersigned, being duly qualified and licensed as a Professional Land Surveyor in the State of Tennessee, do hereby certify that this is a true and correct copy of the original survey as shown on the attached plan and that the same is in accordance with the laws and regulations of the State of Tennessee.

Date: 10/1/20

Signature: [Signature]

CERTIFICATE OF APPROVAL OF PUBLIC USES OR ROAD POSTING

I, the undersigned, being duly qualified and licensed as a Professional Land Surveyor in the State of Tennessee, do hereby certify that the proposed subdivision is in accordance with the laws and regulations of the State of Tennessee and that the same is in accordance with the laws and regulations of the City of Spring Hill, Tennessee.

Date: 10/1/20

Signature: [Signature]

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, the undersigned, being duly qualified and licensed as a Professional Land Surveyor in the State of Tennessee, do hereby certify that the proposed subdivision is in accordance with the laws and regulations of the State of Tennessee and that the same is in accordance with the laws and regulations of the City of Spring Hill, Tennessee.

Date: 10/1/20

Signature: [Signature]

CERTIFICATE OF APPROVAL OF STREETS NAMES

I, the undersigned, being duly qualified and licensed as a Professional Land Surveyor in the State of Tennessee, do hereby certify that the proposed subdivision is in accordance with the laws and regulations of the State of Tennessee and that the same is in accordance with the laws and regulations of the City of Spring Hill, Tennessee.

Date: 10/1/20

Signature: [Signature]

CERTIFICATE OF APPROVAL FOR RECORDING

I, the undersigned, being duly qualified and licensed as a Professional Land Surveyor in the State of Tennessee, do hereby certify that the proposed subdivision is in accordance with the laws and regulations of the State of Tennessee and that the same is in accordance with the laws and regulations of the City of Spring Hill, Tennessee.

Date: 10/1/20

Signature: [Signature]

CITY OF SPRING HILL PLANNING COMMISSION

TOTAL ACRES: 41.53
 TOTAL LOTS: 30
 ACRES OPEN SPACE: 0.275

OWNER: COPPER RIDGE DEVELOPMENT PARTNERS, LLC
 SURVEYOR: ANDERSON, DICK, OPPS & ASSOCIATES, INC.
 DATE: 10/1/20

SCALE: 1" = 30'

CERTIFICATE OF COMMON AREAS DEDICATION

COPPER RIDGE DEVELOPMENT PARTNERS, LLC, by and through its duly authorized officers and directors, do hereby dedicate and dedicate to the public use the common areas and easements shown on this plan for the purposes and uses stated herein.

Date: 10/1/20

Signature: [Signature]

CERTIFICATE OF OWNERSHIP AND DEDICATION

COPPER RIDGE DEVELOPMENT PARTNERS, LLC, by and through its duly authorized officers and directors, do hereby dedicate and dedicate to the public use the common areas and easements shown on this plan for the purposes and uses stated herein.

Date: 10/1/20

Signature: [Signature]

**FORM FOR OFFER OF
IRREVOCABLE DEDICATION**

AGREEMENT made this 24th day of March, 2022, 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 Cooperstone Development, LLC, a LLC, having its office and place of business at 1804 Williamson Ct, Ste 101, Brentwood, TN 37027, hereinafter designated as the "developer".

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Copperidge Ph3 sec 2, dated 2/5/2016 and prepared by Anderson Dalk, Epps & Associates and

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 Plat 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 Plat 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 21st day of March, 2022, 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:

Copperstone Development Partners LLC

March 24 2022
Date

Joel Smith
Developer Signature

STATE OF TENNESSEE

(COUNTY OF Williamson)

On this 24 day of March, 2022, before me personally appeared Joel A. Smith, to me known, who, being by me first duly sworn, did depose and say that he resides in Williamson, TN; that he is the Chief Manager of Copperstone Development Partners LLC; that he signed his name thereto by like order and authority of the Board of Directors of said corporation, and that.



Carrie Borden
INDIVIDUAL

ATTEST: April Wood

FOR THE CITY OF SPRING HILL:

BY: [Signature]
Signature
Jim Hagaman, Mayor
Printed Name

March 21, 2022

(CORPORATE SEAL)

