



**CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
WORK SESSION PACKET**

**MONDAY, NOVEMBER 7, 2016
6:00 P.M.**

Board of Mayor and Aldermen:

Rick Graham, Mayor

Bruce Hull, Jr., Vice-Mayor

Jonathan Duda

Matt Fitterer

Keith Hudson

Chad Whittenburg

Kayce Williams

Amy Wurth

Susan Zemek

***City of Spring Hill
P.O. Box 789
Spring Hill, TN 37174***

***Phone 931.486.2252
Fax 931.486.0516
www.springhilltn.org***

**CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
WORK SESSION
MONDAY, NOVEMBER 7, 2016
6:00 P.M.**

Call Work Session to order

Stipulation of members present

Pledge of Allegiance

Invocation

City Administrator/Department Head Comments

Mayor's Comments

Concerned Citizens

DISCUSSION ITEMS

1. Temporary Traffic Signal at Port Royal and Duplex Road. (Victor Lay, City Administrator)
2. Options for Future Purchase of Police Vehicles (Don Brite, Chief of Police)

STAFF ASSOCIATED ITEMS/NEW BUSINESS

1. Consider Resolution 16-148, authorizing acceptance of Offer of Dedication of Road Rights-of-Ways and Public Improvements shown on the existing plat for The Arbors at Autumn Ridge Phase 2. *(recommended by the Spring Hill Planning Commission on October 10, 2016)* Melissa Stahl, Project Manager
2. Consider Resolution 16-149, authorizing acceptance of Offer of Dedication of Road Rights-of-Ways and Public Improvements shown on the existing plat for The Arbors at Autumn Ridge Phase 3 and Phase 4. *(recommended by the Spring Hill Planning Commission on October 10, 2016)* Melissa Stahl, Project Manager
3. Consider Resolution 16-150, authorizing acceptance of Offer of Dedication of Road Rights-of-Ways and Public Improvements shown on the existing plat for Brixworth, Phase 1, Section 1. *(recommended by the Spring Hill Planning Commission on October 10, 2016)* Melissa Stahl, Project Manager
4. Consider Resolution 16-151, authorizing acceptance of Offer of Dedication of Road Rights-of-Ways and Public Improvements shown on the existing plat for Meadowbrook, Phase 4, Section 1. *(recommended by the Spring Hill Planning Commission on October 10, 2016)* Melissa Stahl, Project Manager
5. Consider Resolution 16-152, authorizing acceptance of Offer of Dedication of Road Rights-of-Ways and Public Improvements shown on the existing plat for Meadowbrook, Phase 4, Section 2. *(recommended by the Spring Hill Planning Commission on October 10, 2016)* Melissa Stahl, Project Manager
6. Consider Resolution 16-153, authorizing acceptance of Offer of Dedication of Road Rights-of-Ways and Public Improvements shown on the existing plat for Meadowbrook, Phase 4, Section 3. *(recommended by the Spring Hill Planning Commission on October 10, 2016)* Melissa Stahl, Project Manager

7. Consider Resolution 16-154, to authorize the purchase of two (2) Trailer Message Boards. *(considered by the Budget and Finance Advisory Committee on November 7, 2016)* Don Brite, Chief of Police; Jeff Foster, Public Works Director
8. Consider Resolution 16-155, to authorize purchase of police vehicles. *(considered by the Budget and Finance Advisory Committee on November 7, 2016)* Don Brite, Chief of Police
9. Consider Resolution 16-156, to authorize purchase of equipment for police vehicles. *considered by the Budget and Finance Advisory Committee on November 7, 2016)* Don Brite, Chief of Police
10. Consider Resolution 16-157, to authorize the purchase of a cargo vehicle for the GIS/IT Department. *(considered by the Budget and Finance Advisory Committee on November 7, 2016)* John Pewitt, GIS/IT Director
11. Consider Resolution 16-158, to authorize purchase of Disaster Equipment. *(considered by the Budget and Finance Advisory Committee on November 7, 2016)* Terry Hood, Fire Chief
12. Consider Resolution 16-159, to authorize Mold Remediation at Station 3. *(considered by the Budget and Finance Advisory Committee on November 7, 2016)* Terry Hood, Fire Chief
13. Consider Resolution 16-160, to approve replacement of HVAC System and Ductwork in concurrence with Mold Remediation at Fire Station 3. *(considered by the Budget and Finance Advisory Committee on November 7, 2016)* Terry Hood, Fire Chief
14. Consider Resolution 16-161, to authorize Fire Hydrant Sandblasting and Painting. *(considered by the Budget and Finance Advisory Committee on November 7, 2016)* Terry Hood, Fire Chief
15. Consider Resolution 16-162, to authorize installation of Digester Equipment for the Waste Water Treatment Plant. *(considered by the Budget and Finance Advisory Committee on November 7, 2016)* Travis Massey, Wastewater Treatment Superintendent
16. Consider First Reading of Ordinance 16-24, to amend the Spring Hill Zoning Ordinance, Article IV (General Provisions), Section 8.1, Development Categories, and by creating Article IV (General Provisions) Section 21, Provisions for Telecommunication Towers, to include provisions for Telecommunication Towers. *(recommended by the Spring Hill Planning Commission on October 10, 2016)* Dara Sanders, Planning Director

PREVIOUS BUSINESS

1. Consider First Reading of Ordinance 16-23, to rezone property located at 1002 Red Pepper Ridge from B-3, Intermediate Business District to R-4, High Density Residential. *(denial recommended by the Spring Hill Planning Commission on September 12, 2016)* Dara Sanders, Director of Planning. Removed from agenda by Request of owner.

Concerned Citizens

Roundtable Discussion

Adjourn

DISCUSSION ITEM



City of Spring Hill

Department: Police

Presented By: Don Brite, Chief of Police

Date: November 7, 2016.

Police Vehicle discussion:

I. Purpose/Overview: To discuss the situation involving Police vehicles and what our current situation is for this year and the following years ahead.

II. Background Information: GM stopped production of the Impala. After discussion, BOMA elected to start purchasing the Chevrolet Caprice, with the understanding that the Caprice will be produced for several years out and that GM will be replacing it with a newly designed police sedan. This year's Budget included funding for new police vehicles.

We had to wait to order the vehicles because the state contracting price had not been released. SHPD then learned that the Caprice is still being built in Australia and that the start date for production is October 3rd. I have also learned that after this year, GM will no longer be producing the Caprice and that the only police package vehicle GM has to offer will be the Chevrolet Tahoe, starting next year.

III. If SHPD orders Chevrolet Caprices, we are looking at a time frame of a minimum of 6 months to 1 year before we have them in our possession. This is verified by conversation with Frank Harley, Wilson Co. Motors of GM., Zach Benefield, GM of Murfreesboro, and GM representatives that I spoke to while attending the Chiefs conference in San Diego.

This will be the last order of Caprices, due to GM no longer producing the Caprice. State contracting price for the Caprice will be \$28,013.56 / vehicle. This is compared to last price of \$25,932.00 / vehicle.

IV. What direction does the City move forward regarding the situation we are facing?

1. Approve Caprices for this year with delivery date of 6 months to a year and then outfit them, which can take up to 2- 3 months. This could lead us into next year's budget for payment and put us in a situation where we are short on our rotation of vehicles.

2. Look at other manufacturer's police vehicles and be able to order and take possession in a shorter time frame.

3. What direction will the city go next year in deciding what type of vehicle will be purchased for police department? GM will only have the Police Package Vehicle which is a Tahoe. (Pending receipt of information that GM is offering an alternative. The information we have at this time does not indicate that this is likely.)

4. This is the information I have that has been derived from conversations with GM representatives as well as from others concerning the Caprice availability, and what will be offered next year.

V. Financial Impact to Budget:

Total Cost of (7) Caprices: present	\$196,094.92
Total Cost of (7) Caprices: last year	\$181,524.00



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OF Murfreesboro

Tennessee Automotive Group. Selection, Savings and Your Satisfaction.

753951

Quote Number 951497
Quote Date October 11, 2016

Spring Hill Police Department

TERMS Net 30
SALES REP Derek W. Lynn

State Wide Contract #209

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	2017 Chevrolet Caprice PPV 4DR SDN Police	\$31,996.05	\$31,996.05
1	Factory Orderable Options	1,647.51	1,647.51
1	Bid Assistance	-6,900.00	(6,900.00)
1	Dealer Profit	75.00	75.00
1	Manufacturer Destination Charge	1,195.00	1,195.00
		SUBTOTAL	28,013.56
		TAX	0.00
			\$28,013.56
			TOTAL AMOUNT

DIRECT ALL INQUIRIES TO:
Derek W. Lynn
615.351.2692
dlynn@gmmurfreesboro.com

From: Charlie Spires [<mailto:cspires@springhilltn.org>]
Sent: Wednesday, October 12, 2016 11:02 AM
To: Danielle Rodriguez <danielle@wilsoncountyauto.com>; Don Greve <dgreve@springhilltn.org>
Subject: RE: Caprice Production - Quick Question

Thanks for the update on production.

What is the estimated delivery date for the Caprices?

Sgt. Charlie Spires
Critical Incident Response Team, IT
3636A Royal Park Blvd.
Spring Hill, TN 37174
Office: 931-486-2252 Ext. 219
Cell: 931-384-0687
Fax: 931-499 7237

From: Danielle Rodriguez [<mailto:danielle@wilsoncountyauto.com>]
Sent: Wednesday, October 12, 2016 10:10 AM
To: Charlie Spires <cspires@springhilltn.org>; Don Greve <dgreve@springhilltn.org>
Subject: FW: Caprice Production - Quick Question

Good morning Gentlemen,

I have been out and today being my first day back but wanted to make sure you received a hard answer on the Caprice from GM. See notes below.

Hope you each are having a fabulous day,

Danielle



Danielle Donnell Rodriguez
Wilson County Motors
Fleet Management
903 South Hartmann Drive
Lebanon, TN 37090
Phone 615.444.9642
Fax 615.449.7637

From: James Mellon [<mailto:james.mellon@gm.com>]
Sent: Friday, October 07, 2016 2:52 PM
To: Frank Hartley (fleet11944@aol.com) <fleet11944@aol.com>
Cc: Danielle Rodriguez <danielle@wilsoncountyauto.com>
Subject: FW: Caprice Production - Quick Question

Frank / Danielle:

See note below - -

2017MY Caprice Production began the week of October 3rd.

All is well in Orlando - - 4-6" of Rain & Heavy Winds! !
The Mellon Family is doing A-OK !
I appreciate your calling earlier this afternoon.

Jim Mellon
GM Fleet

From: Dana G. Hammer
Sent: Thursday, October 06, 2016 8:24 PM
To: James Mellon <james.mellon@gm.com>
Subject: RE: Caprice Production - Quick Question

Confirmed with Holden; Caprice PPV production did start earlier this week.

Have a good night.

Dana Hammer
Manager, Law Enforcement Vehicles
GM Fleet & Commercial Operations
313-667-1127
dana.g.hammer@gm.com

From: James Mellon
Sent: Thursday, October 06, 2016 12:08 PM
To: Dana G. Hammer <dana.g.hammer@gm.com>
Subject: Caprice Production - Quick Question

Dana:

See email below.

Did Caprice PPV production begin on October 3rd, as originally communicated ?

Thank You - -

Jim Mellon
GM Fleet

Begin forwarded message:

From: Danielle Rodriguez <danielle@wilsoncountyauto.com>
Date: October 6, 2016 at 11:28:24 AM EDT

To: James Mellon <james.mellon@gm.com>

Subject: [EXTERNAL] Quick Question

Good morning Jim,

Has the Caprice gone into production as predicted by 10/03/2016?

Thank you

Danielle



Danielle Donnell Rodriguez

Wilson County Motors

Fleet Management

903 South Hartmann Drive

Lebanon, TN 37090

Phone 615.444.9642

Fax 615.449.7637

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SUMMARY

The news from GM Fleet is a lower cost and more available Tahoe PPV, and a brand-new police-oriented sedan, the Impala Admin.

MORE INFORMATION

www.gmfleet.com

■ Chevrolet has caught up with Tahoe production and backlogs. The Tahoe PPV in either 2WD or 4WD is now readily available, and the fleet incentives have been increased.



UPDATE: GM LAW ENFORCEMENT ADVISORY COUNCIL

POLICE FLEETS ARE CRITICALLY IMPORTANT TO GM.

> LAW and ORDER Staff

T

he General Motors Law Enforcement Product Council (LEPC) meeting was held in conjunction with the recent GM Fleet Product Preview in San Antonio. This was a gathering of 650 private sector and public sector fleet managers. A clue to how important the fleet business is to GM: Alan Batey, Executive Vice President and President, GM North America and Dan Ammann, President, General Motors Company, addressed the conference.



GM has passed their 31st month of year-over-year commercial sales gains. They are seeing growth in government sales even though that market is down slightly. That means GM has had all-important conquest sales. While the law enforcement community is only directly involved with a tiny part of the GM showroom, over 40 percent of the current GM vehicles are now new or significantly refreshed.

The Law Enforcement Product Council is one part of the GM Fleet Product Preview, just a dozen fleet managers in a crowd of over 600 fleet managers. Even still, Ed Peper, Vice President, GM Fleet and Commercial Sales, made a point to stop by the roundtable meeting. He briefly addressed the LEPC members and then sat in on some vocal discussions and listened. The police and government business matters to GM.

Just so there is no confusion, the powertrain warranty on GM police and government vehicles is five years/100,000 miles. The first two years of scheduled maintenance is done at no charge by one of 4,300 GM dealers. That is the largest dealer network of any car company.

Like all three automakers, GM is heavily into connectivity and telematics. However, GM is quite a bit ahead of that game. Introduced in 1996, OnStar has surpassed 1 billion activated assists. OnStar is just a part of the GM connected vehicles. Virtually every GM vehicle has the option of a 4G LTE WiFi

■ **Once a department picks the Tahoe PPV, they keep picking the Tahoe PPV. This is why—plenty of room for the driver in full duty uniform and a full array of police emergency and communications gear.**

hotspot that will handle up to seven devices. As for telematics, like other automakers, GM has partnered with Telogis for a suite of fleet management tools.

Volt EV and Bolt EV

Again, like other automakers, GM is all about alternative propulsion with an emphasis on electrification. The Volt Extended Range Electric Vehicle is in its second generation. We spent an hour in the new, Gen2 Volt to come up with a one-word assessment: refined. Virtually every system of the new Volt is improved or upgraded.

However, the new Volt doesn't scream 'electric vehicle' with in-your-face EV sensations and icons and gimmicks. In fact, the best part of the new Gen2 Volt is how 'mainstream transportation' it feels. The new Volt is so good, it can just be what it is: an incredible engineering marvel that just comes off as a car.

On the topic of electrification, one of the new roads at GM is the 2017 Bolt EV.

This is a true plug-in electric vehicle with the range of 200 miles. Yes, a Tesla-like 200 miles. At much less than Tesla prices, there is nothing made anywhere in the world with an EV-only driving range like that. The Bolt EV crossover is due out in a few months. It has Volt-like pricing levels and incentive allowances. It may fit the bill for certain tasks and green incentive-focused municipalities.

Tahoe PPV Readily Available



GM Fleet has especially good news about their Tahoe PPV. First, they have caught up with production and the order backlog. The Tahoe PPV in both 2WD and 4WD is once again readily available. The order to delivery times are back down to a more reasonable 10 to 12 weeks. New for 2017 are aero shutters in the grille to reduce incoming air and improve aerodynamics and fuel economy.

Just as importantly, GM Fleet has increased their fleet incentives on the Tahoe

PPV. Transaction prices are set by the local dealer and incentives vary state by state. That said, and while no specifics are able to be released, the Tahoe PPV is definitely in 'a better pricing position.'

The Tahoe PPV has an exceptional residual value, the key to low total cost of ownership. The residual value is an impressive 51 percent, which is nine percentage points higher than the competition. It is not about low initial price. Instead, for the clever fleet manager, it is all about low total cost of ownership.

As for the Silverado SSV, the special service pickup continues to make its mark in the police market with sales around 1,200 units this past year. Pickup trucks are definitely a trend in law enforcement.

Extended Street Drive

Fleet managers had the chance to take 150 different GM vehicles on a street drive through greater San Antonio. Literally every vehicle made by GM was on hand. Yes, Camaros, Corvettes and V-series Cadillacs. But for the fleet manager serious about his/her job, every fleet-oriented sedan, crossover, SUV and pickup was there for the taking. Some vehicles showcased the latest safety devices, like forward warning assist, and pedestrian alert. Some had streaming rearview mirrors, the very latest in blind spot and situational awareness.

Some fleet managers experienced stop-start technology for the first time. (It is easy to get used to.) Others drove the Colorado or Canyon mid-size pickup with the new 2.8L Duramax turbo diesel four. (It is quiet and has plenty of power.) The Malibu is new for 2016. (It is even bigger and better.) The Cruze is Chevrolet's best-selling sedan. (The 1.4L turbo four is an economical option with great drivability.)

Impala Admin Vehicle

Chevrolet currently has two police package sedans, the FWD Impala Limited and the RWD Caprice. This FWD sedan, which is

actually the previous generation Impala, went out of production at the end of the 2016 model year. The Caprice PPV is coming to the end of its lifecycle soon. That has a lot of fleet managers asking, "What is Chevrolet going to do now?"



- The new and definitely refined 2016 Chevrolet Volt electric car with extended range has 50 miles of EV range, greater efficiency, and stronger acceleration. It is a green initiative solution for many police admin tasks.



- The 2017 Chevrolet Bolt EV all-electric vehicle builds upon Chevy's experience gained from both the Volt and Spark EV to make an affordable, long-range all-electric vehicle to market. The Bolt EV has a 200-mile range and a price tag around \$30,000. This is an all-electric vehicle engineering breakthrough.

- Chevrolet continues to have success with their Silverado SSV pickup, selling more than 1,000 a year. Pickups are a definite trend in all aspects of law enforcement.



Apart from the awesome Tahoe PPV, of course, the short answer is the 2017 Impala Admin Vehicle. The 2017 Impala is almost unchanged from its 2014 introduction but one aspect is very new. Chevrolet just introduced the 1FL package for the new Impala and aimed it at the non-pursuit, police administration segment.

This is a pretty good strategy, since admin sedans make up about 20 percent of the average police fleet. While exceptions exist, police admin vehicles are seldom driven in a way that requires the sedan be police rated and pursuit capable. Think of the 2017 Impala Admin as strictly a special service vehicle.

The current Police Impala Limited is the ninth generation, remodeled for the 2006 model year. The 2006 to 2016 Impala Limited is built on the W-body platform, which dates back to 1988. It rides on a 110.5-inch wheelbase.

The Impala Admin is the 10th generation version, introduced in 2014. This 10th generation Impala is built on the Epsilon platform, which it shares with the Cadillac XTS and current Buick LaCrosse. The Epsilon platform was introduced in 2002 and is GM's primary, mid-sized, front wheel drive platform. It is GM's highest volume worldwide platform and comes in Short Wheel Base and Long Wheel Base versions. The new Impala uses the LWB version with a wheelbase of 111.7 inches. As of 2014, the Impala is the best-selling full-size sedan in the United States.

The 2006-2016 Impala Limited and the 2014-present Impala are totally different vehicles. They don't share any of the body panels or rolling chassis parts. That means none of the police package components custom developed specifically for the Impala Limited are available for the Impala Admin.

The Impala Admin is available with two very different engines. The standard driveline is the 2.5L Ecotec I-4 engine and 6-speed auto. This four-cylinder engine produces 197 hp and has EPA ratings of 22 mpg City, 30 mpg Highway, and 25 mpg Combined. (It is a little slow.)

The 2.5L I-4 is the clear choice for departments with a green incentive, where maximum fuel economy is the goal, or where the chief wants to be able to say, "All of our Patrol cars have V6 engines but all of our Admin cars use four-cylinder engines."



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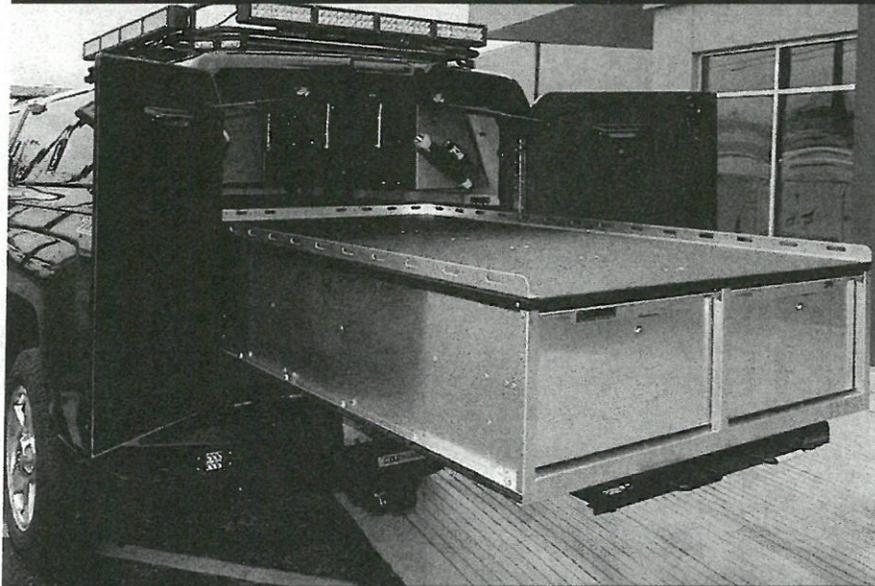
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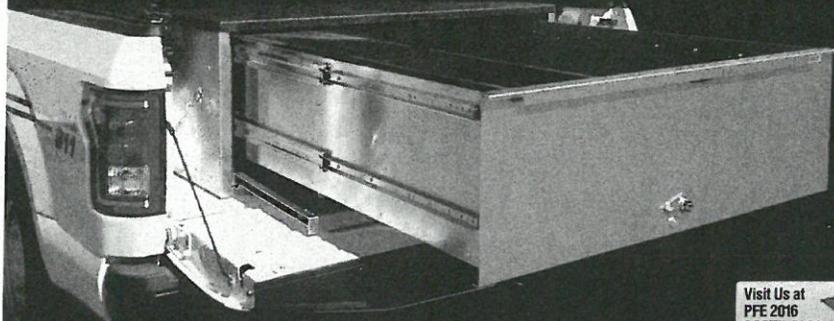
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STAFF ASSOCIATED ITEMS/NEWBUSINESS

RESOLUTION 16-148

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

WHEREAS, Developer Autumn Ridge Development Co. has a recorded Final Plat for The Arbors at Autumn Ridge Phase 2 in Williamson County Plat Book P56, Page 96 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, on October 10, 2016, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for The Arbors at Autumn Ridge Phase 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 The Arbors at Autumn Ridge Phase 2 as shown on the recorded plat is hereby approved.

Passed and adopted this 21st day of November, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

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

DATE: November 2, 2016

ATTENTION: Board of Mayor and Aldermen

STAFF: Missy Stahl, Project Manager



STAFF MEMORANDUM

The purpose of this memo is to provide information regarding a resolution to accept and the dedication of road rights-of-way and public improvements for The Arbors at Autumn Ridge Phase 2, 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 2, per PC Resolution 16-105 passed by the Planning Commission on October 10, 2016. The one year for the maintenance bond has been fulfilled and City staff has issued certificates of satisfaction for this phase .

Staff Recommendation:

Staff recommends approval of the request.

**FORM FOR OFFER OF
IRREVOCABLE DEDICATION**

AGREEMENT made this 19 day of March 2013, 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 Arbors @ Hummer Ridge PH II, a Subdivision, having its office and place of business at 1503 Columbia Ave Franklin TN 37064 hereinafter designated as the "developer".

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Arbors PH II dated 11-9-2012 and prepared by Anderson, Deik, Epps and

WHEREAS, said plat designates certain public improvements consisting of Roads, R.O.W, 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 March, 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:

Arbors e Autumn Ridge

March 19 2013
Date

Don R. Cannon, III
Developer Signature

(CORPORATE SEAL)

ATTEST: _____

FOR THE CITY OF SPRING HILL:

BY: _____
Signature

_____ 20_____

Printed Name

**ACKNOWLEDGEMENT:
COPARTNERSHIP**

STATE OF TENNESSEE

(COUNTY OF _____) SS: _____

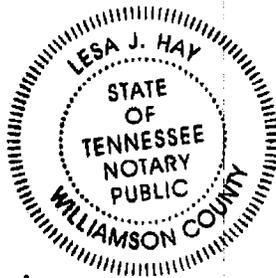
On this ___ day _____ of 20____, before me personally appeared _____, to me known to be one of the firm _____, described in and who executed the foregoing instrument, and he thereupon acknowledged to me that he executed such instrument as and for the act and deed of said firm.

CORPORATE

STATE OF TENNESSEE

(COUNTY OF Williamson) SS: _____

On this 19 day of March 2013, 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 Developer of Arborschule Ridge 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.



Don R. Cameron, III
INDIVIDUAL

LJH
Exp. Date 9-16-2013

Schedule A

The Arbors at Autumn Ridge Phase II

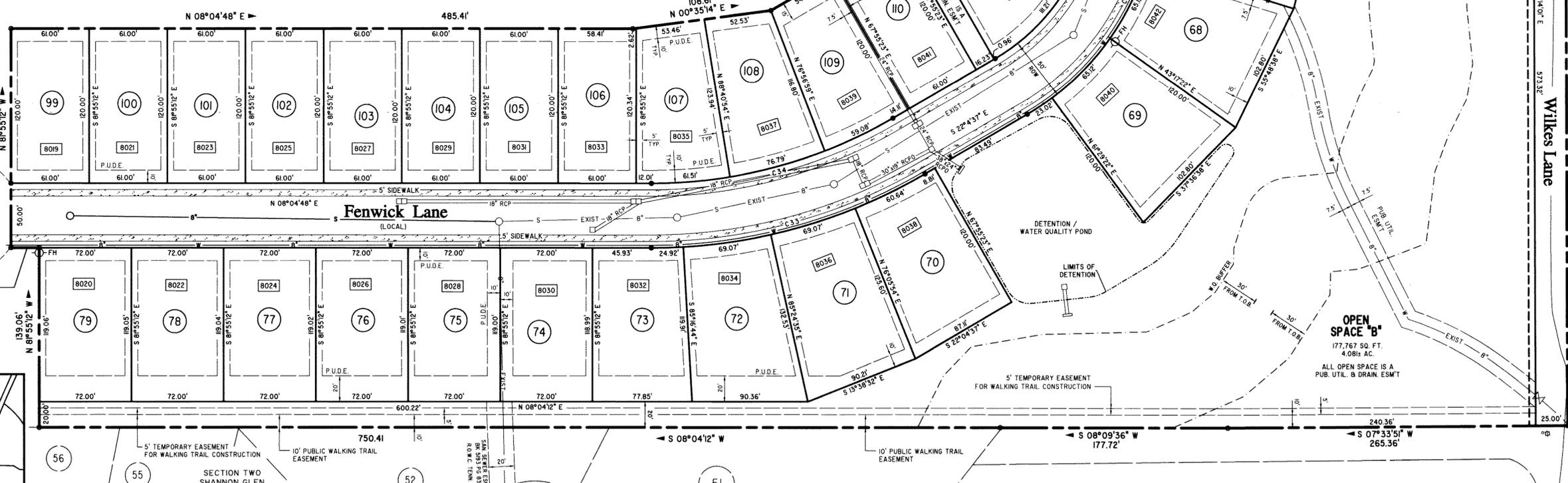
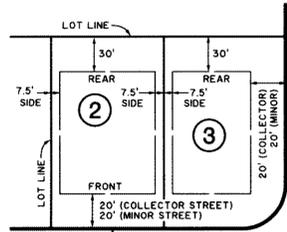
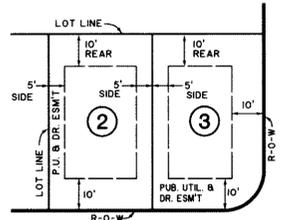
Recorded in Plat Book 56 Page 96

11-9-2012

NOTES:

- SITE IS LOCATED ON PROPERTY MAP I67, P/O PARCEL I.00, 4TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE.
- DEED REFERENCE: MAP I67, PARCEL I.00, DON R. CAMERON D/B/A/ AUTUMN RIDGE DEED BOOK 4586, PAGE 856 R.O.W.C.
- OWNER/DEVELOPER: AUTUMN RIDGE DEVELOPMENT CO. 1503 COLUMBIA AVENUE FRANKLIN, TN 37064 (615) 791-0093 CONTACT: DON R. CAMERON III OWNS 100% OF PROJECT
- PLANNER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES, INC 618 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TN 37211 (615) 331-0809
- EXISTING ZONING: R-2 PLANNED UNIT DEVELOPMENT (P.U.D.)
- TOTAL AREA IN SITE: 145.81 Ac. ±
AREA WITHIN PHASE ONE: 10.03 Ac. ±
AREA WITHIN PHASE TWO: 135.78 Ac. ±
REMAINING AREA: 124.67 Ac. ±
- TOTAL NUMBER OF LOTS PROPOSED: 425
NUMBER OF LOTS PROPOSED WITHIN PHASE ONE: 29
NUMBER OF LOTS PROPOSED WITHIN PHASE TWO: 28
- SETBACK REQUIREMENTS - P.U.D. ZONING DISTRICT
MIN. FRONT YARD: 20 FEET
MIN. SIDE YARD: 7.5 FEET
MIN. REAR YARD: 30 FEET
MIN. DIST. BETWEEN BLDGS: 15 FEET
- THE PROPERTY IS LOCATED WITHIN ZONE "X" AS DEPICTED ON FEMA COMMUNITY PANEL 470278 0070E, EFFECTIVE DATE APRIL 16, 2007.
- ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE ARBORIS AT AUTUMN RIDGE HOMEOWNERS ASSOCIATION.
- DETENTION WILL BE PROVIDED. DISCHARGE FROM SITE FROM A 25 YEAR STORM WILL NOT EXCEED THE 25 YEAR STORM DISCHARGE PRIOR TO DEVELOPMENT.
- FIVE FOOT SIDEWALKS AS SHOWN.

- ALL DETENTION BASINS SHALL BE MAINTAINED BY THE ARBORIS AT AUTUMN RIDGE HOMEOWNERS ASSOCIATION.
- TEMPORARY TURN-A-ROUNDS / CUL-DE-SACS ARE REQUIRED AT ALL DEAD END STREETS AND SHALL INCLUDE SIGNAGE.
- THE PURPOSE OF THIS PLAT IS TO CREATE 28 RESIDENTIAL BUILDING LOTS.



CERTIFICATE OF COMMON AREAS DEDICATION

Autumn Ridge Development Co. in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within The Arbors at Autumn Ridge for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

Date: 9-17-2012
Owner: Don R. Cameron III

CERTIFICATE OF APPROVAL OF ELECTRIC PROVIDER

"Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, by-laws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, free planning guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "requirements") No electric service will be provided until MTEMC's requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's requirements.

Date: 11-9-12
Middle Tennessee Electric Membership Corporation

Map I53, Parcel 8.02
Sarah L. Whit
Book 3990, Page 374
R.O.W.C., Tenn.

11/09/2012 - 10:20:43 AM
12049207

1 PGS: AL-PLAT
BATCH: 275737

PLAT BOOK: P56
PAGE: 96

REC FEE: 15.00
DP FEE: 2.00
TOTAL: 17.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTERED SURVEYOR

Curve Data

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C1	03°40'33"	155.00	9.94	4.97	9.94	N 76°51'06" E
C31	79°14'01"	205.00	283.49	169.69	261.44	S 61°41'37" E
C32	79°14'01"	155.00	214.35	128.30	197.67	S 61°41'37" E
C33	30°09'25"	425.00	223.69	114.50	221.12	S 06°59'54" E
C34	30°09'25"	375.00	197.38	101.03	195.11	S 06°59'54" E

Phase Two
The Arbors at Autumn Ridge

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon as evidenced in Book No. 4586, page 856, R.O.W.C., and that I (We) hereby adopt this plan of subdivision with My (Our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations.

Date: 9-17-2012
Owner: Don R. Cameron III
AUTUMN RIDGE DEVELOPMENT CO.

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the Water System(s) outlined or indicated on the Final Subdivision Plat entitled: PHASE 2, THE ARBORIS AT AUTUMN RIDGE has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date: 11-6-12
Name/Title/Agency or Authorized Approving Agent: J.L. ...

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM

I hereby certify that the Sewer System(s) outlined or indicated on the Final Subdivision Plat entitled: PHASE 2, THE ARBORIS AT AUTUMN RIDGE has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date: 11-6-12
Name/Title/Agency or Authorized Approving Agent: J.L. ...

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category "I" Land Survey as defined in Title 62, Chapter 1B, Tennessee Code Annotated, and that the Ratio of Precision is equal to or greater than 1:10,000.

Date: 9-5-12
Registered Land Surveyor: [Signature] 1660

CERTIFICATE OF THE APPROVAL OF PUBLIC WAYS OR BOND POSTING

I hereby certify: (1) That all streets designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the City of Spring Hill, Tennessee, Subdivision Regulations, or (2) That a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.

Date: 11-8-12
Appropriate Governmental Representative: [Signature]

CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES

Street Names approved by Williamson County Emergency Communications.

Date: 9-17-12
Authorized Approving Agent: [Signature]

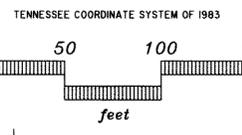
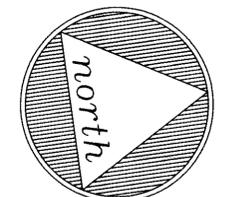
CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plan shown hereon has been found to comply with the Subdivision Regulations for the City of Spring Hill, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Williamson County Register.

Date: 11-6-12
Secretary, City of Spring Hill Planning Commission: [Signature]

CITY OF SPRING HILL PLANNING COMMISSION

TOTAL ACRES: 131.11	TOTAL LOTS: 28
ACRES ROADWAY: 1.21	ACRES OPEN SPACE: 4.13
OWNER: AUTUMN RIDGE DEVELOPMENT CO.	ZONING: P.U.D. (R-2)
SURVEYOR: ANDERSON, DELK, EPPS & ASSOC.	DATE: 5-16-12
SCALE: 1" = 50'	



Lot Data

LOT NO.	SQ. FT.	ACRES
56	10422	0.239
57	10404	0.239
58	9821	0.225
59	9821	0.225
60	9506	0.218
61	10157	0.233
62	9901	0.227
63	8854	0.203
64	8567	0.197
65	8568	0.197
66	8569	0.197
67	8570	0.197
68	8571	0.197
69	8572	0.197
70	7320	0.168
71	7320	0.168
72	7320	0.168
73	7320	0.168
74	7320	0.168
75	7320	0.168
76	7320	0.168
77	7320	0.168
78	7801	0.179
79	7807	0.179
80	7605	0.175
81	7320	0.168
82	8570	0.197
83	8570	0.197
84	8689	0.199

RESOLUTION 16-149

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR THE ARBORS AT AUTUMN RIDGE PHASE 3 AND PHASE 4

WHEREAS, Developer Autumn Ridge Development Co. has a recorded Final Plat for The Arbors at Autumn Ridge Phase 3 and Phase 4 in Williamson County Plat Book P58, Page 66; Plat Book P58 Page 67 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, on October 10, 2016, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for The Arbors at Autumn Ridge Phase 3 and Phase 4 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 The Arbors at Autumn Ridge Phase 3 and Phase 4 as shown on the recorded plat is hereby approved.

Passed and adopted this 21st day of November, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

SUBJECT: Acceptance of Road ROW & Public Improvements for The Arbors at Autumn Ridge Phase 3 and Phase 4

DATE: November 2, 2016

ATTENTION: Board of Mayor and Aldermen

STAFF: Missy Stahl, Project Manager



STAFF MEMORANDUM

The purpose of this memo is to provide information regarding a resolution to accept and the dedication of road rights-of-way and public improvements for The Arbors at Autumn Ridge Phase 3 and Phase 4, 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 3 and Phase 4, per PC Resolution 16-107 passed by the Planning Commission on October 10, 2016. The one year for the maintenance bond has been fulfilled and City staff has issued certificates of satisfaction for this phase .

Staff Recommendation:

Staff recommends approval of the request.

**FORM FOR OFFER OF
IRREVOCABLE DEDICATION**

AGREEMENT made this 15 day of July 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 The Arbors At Autumn Ridge PH3, a Sole Proprietor having its office and place of business at 1503 Columbia Ave, Franklin TN 37064 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 Ridge dated 5-28-13 and prepared by Anderson, Dale, EPSS and PH. 3

WHEREAS, said plat designates certain public improvements consisting of Roads, R.O.W., 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 ____ 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:

Don R. Cameron, III

July 15 _____ 2013
Date

Don R. Cameron, III
Developer Signature

(CORPORATE SEAL)

ATTEST: _____

FOR THE CITY OF SPRING HILL:

BY: _____
Signature

_____ 20 _____

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 15 day of July 2013, 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 WMS. Co; that he is the Owner/Dev of The Arbors at Ash Ridge Pk3 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

**FORM FOR OFFER OF
IRREVOCABLE DEDICATION**

AGREEMENT made this 15 day of JULY, 2013, 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 The Arbors At Ashb Ridge PH 4, a sole proprietor, having its office and place of business at 1503 Columbia Ave hereinafter designated as the "developer".

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Arbors at Ashb Ridge dated 6-4-13 and prepared by Anderson Delle Epps and PH 4

WHEREAS, said plat designates certain public improvements consisting of Roads, R.O.W., 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 15 day of July, 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:

Don R. Cameron, III

July 15, _____ 2013
Date

Don R. Cameron, III
Developer Signature

(CORPORATE SEAL)

ATTEST: _____

FOR THE CITY OF SPRING HILL:

BY: _____
Signature

_____ 20 _____

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.

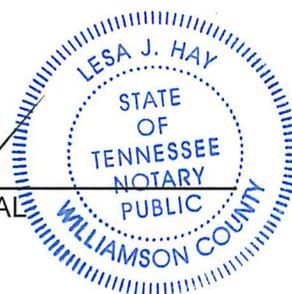
CORPORATE

STATE OF TENNESSEE

(COUNTY OF Williamson) SS: _____

On this 15 day of July 2013, 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 Williams Co; that he is the owner / Dev of _____ *The Assets of Arthur Cash PNY* 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



NOTES:

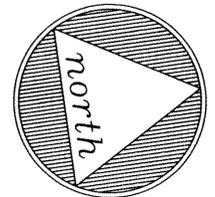
- SITE IS LOCATED ON PROPERTY MAP 167, P/O PARCEL 100, 4TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE.
- DEED REFERENCE: MAP 167, PARCEL 100, DON R. CAMERON D/B/A/ AUTUMN RIDGE DEED BOOK 4586, PAGE 856 R.O.W.C.
- OWNER/DEVELOPER: AUTUMN RIDGE DEVELOPMENT CO. 1503 COLUMBIA AVENUE FRANKLIN, TN 37064 (615) 791-0093 CONTACT: DON R. CAMERON III OWNS 100% OF PROJECT
- PLANNER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES, INC. 618 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TN 37211 (615) 351-0809
- EXISTING ZONING: R-2 PLANNED UNIT DEVELOPMENT (P.U.D.)
- TOTAL AREA IN SITE: 145.81 Ac. ±
AREA WITHIN PHASE ONE: 10.03 Ac. ±
AREA WITHIN PHASE TWO: 11.11 Ac. ±
AREA WITHIN PHASE THREE: 8.44 Ac. ±
REMAINING AREA: 116.23 Ac. ±
- TOTAL NUMBER OF LOTS PROPOSED: 425
NUMBER OF LOTS PROPOSED WITHIN PHASE ONE: 29
NUMBER OF LOTS PROPOSED WITHIN PHASE TWO: 28
NUMBER OF LOTS PROPOSED WITHIN PHASE THREE: 25
- SETBACK REQUIREMENTS - P.U.D. ZONING DISTRICT
MIN. FRONT YARD : 20 FEET
MIN. SIDE YARD : 7.5 FEET
MIN. REAR YARD : 30 FEET
MIN. DIST. BETWEEN BLDGS : 15 FEET
- THE PROPERTY IS LOCATED WITHIN ZONE "X" AS DEPICTED ON FEMA COMMUNITY PANEL 470278 0070E, EFFECTIVE DATE APRIL 16, 2007.
- ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE ARBORS AT AUTUMN RIDGE HOMEOWNERS ASSOCIATION.
- DETENTION WILL BE PROVIDED. DISCHARGE FROM SITE FROM A 25 YEAR STORM WILL NOT EXCEED THE 25 YEAR STORM DISCHARGE PRIOR TO DEVELOPMENT.
- FIVE FOOT SIDEWALKS AS SHOWN.
- ALL DETENTION BASINS SHALL BE MAINTAINED BY THE ARBORS AT AUTUMN RIDGE HOMEOWNERS ASSOCIATION.
- TEMPORARY TURN-A-ROUNDS / CUL-DE-SACS ARE REQUIRED AT ALL DEAD END STREETS AND SHALL INCLUDE SIGNAGE.
- THE PURPOSE OF THIS PLAT IS TO CREATE 28 RESIDENTIAL BUILDING LOTS.

Lot Data

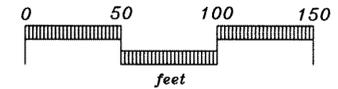
LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
80	8,573	0.197	89	11,456	0.263	97	7,320	0.168
81	8,574	0.197	90	12,348	0.283	98	7,320	0.168
82	8,575	0.197	91	12,619	0.290	126	7,320	0.168
83	8,576	0.197	92	8,940	0.205	127	7,320	0.168
84	8,576	0.197	93	8,933	0.205	128	7,430	0.171
85	8,577	0.197	94	9,613	0.221	129	9,180	0.211
86	8,578	0.197	95	7,391	0.170	130	8,882	0.204
87	10,737	0.246	96	7,320	0.168	131	8,673	0.199
88	13,589	0.312						

Legend

- 8" S SANITARY SEWER W/ MANHOLE
- 6" W WATER LINE
- FIRE HYDRANT
- RIGHT-OF-WAY MARKER (5/8" REBAR WITH 2-1/4" METAL CAP)
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT



TENNESSEE COORDINATE SYSTEM OF 1983



Curve Data

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C7	002°06'40"	975.00	35.93	17.97	35.92	N 09°08'08" E
C8	090°00'00"	25.00	39.27	25.00	35.36	N 55°11'29" W
C9	087°53'20"	25.00	38.35	24.10	34.70	N 35°51'52" W
C12	060°00'00"	50.00	52.36	28.87	50.00	N 38°04'48" E
C13	240°00'00"	50.00	209.44	209.44	86.60	S 5°55'12" E
C14	092°06'40"	25.00	40.19	25.94	36.00	N 54°08'08" E
C15	090°00'00"	25.00	39.27	25.00	35.36	S 34°48'31" E
C16	002°06'40"	1025.00	37.77	18.89	37.77	N 09°08'08" E
C17	040°42'17"	295.00	209.58	109.43	205.20	N 12°16'20" W
C19	009°34'51"	409.88	68.54	34.35	68.46	N 84°35'57" W
C20	009°34'51"	359.88	60.18	30.16	60.11	N 84°35'57" W
C21	007°12'18"	295.00	37.10	18.57	37.07	S 39°07'37" E

P58/66

09/24/2013 - 11:05:57 AM
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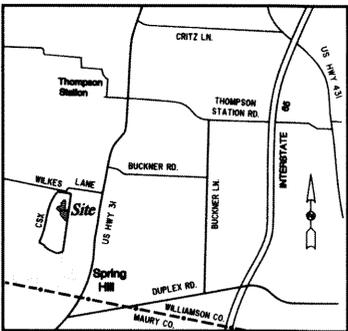
1 PGS: AL PLAT
BATCH: 317317

PLAT BOOK: P58
PAGE: 66

REC FEE 15.00
DP FEE 2.00
TOTAL 17.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

H 469



VICINITY MAP not to scale

CERTIFICATE OF COMMON AREAS DEDICATION

Autumn Ridge Development Co. in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within The Arbors at Autumn Ridge for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

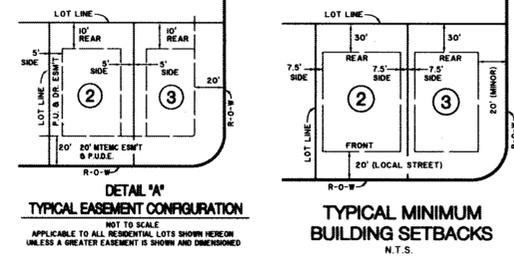
9-18-13 *Don R. Cameron III*
Date Owner



CERTIFICATE OF APPROVAL OF ELECTRIC PROVIDER

"Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, by-laws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "requirements"). No electric service will be provided until MTEMC's requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's requirements.

Middle Tennessee Electric Membership Corporation Date



**Phase Three
The Arbors
at Autumn Ridge**

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon as evidenced in Book No. 4586, page 856, R.O.W.C., and that I (We) hereby adopt this plan of subdivision with My (Our) free consent, establish the minimum building restriction line, and that I (We) agree to irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations.

Don R. Cameron III 9-18-13
Autumn Ridge Development Co. Date

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the Water System(s) outlined or indicated on the Final Subdivision Plat entitled: **PHASE 3, THE ARBORS AT AUTUMN RIDGE** has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date: 9-23-13
J.C. [Signature]
Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM

I hereby certify that the Sewer System(s) outlined or indicated on the Final Subdivision Plat entitled: **PHASE 3, THE ARBORS AT AUTUMN RIDGE** has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date: 9-23-13
[Signature]
Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category "1" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the Ratio of Precision is equal to or greater than 1:10,000.

Date: 8-13-13
[Signature] 1660
Registered Land Surveyor No.

CERTIFICATE OF THE APPROVAL OF PUBLIC WAYS OR BOND POSTING

I hereby certify: (1) That all streets designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the City of Spring Hill, Tennessee, Subdivision Regulations, or (2) That a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.

Date: 9-23-13
Chris Brooks
Appropriate Governmental Representative

CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES

Street Names approved by Williamson County Emergency Communications.

Jenne [Signature]
Authorized Approving Agent
Date: 9-24-13

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Spring Hill, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Williamson County Register.

Date: 9/23/13
[Signature]
Secretary, City of Spring Hill Planning Commission

CITY OF SPRING HILL PLANNING COMMISSION

TOTAL ACRES	8.44	TOTAL LOTS	25
ACRES ROADWAY	0.68±	ACRES OPEN SPACE	1.77±
OWNER	AUTUMN RIDGE DEVELOPMENT CO.		ZONING P.U.D. (R-2)
SURVEYOR	ANDERSON, DELK, EPPS & ASSOC.	DATE	5-28-13

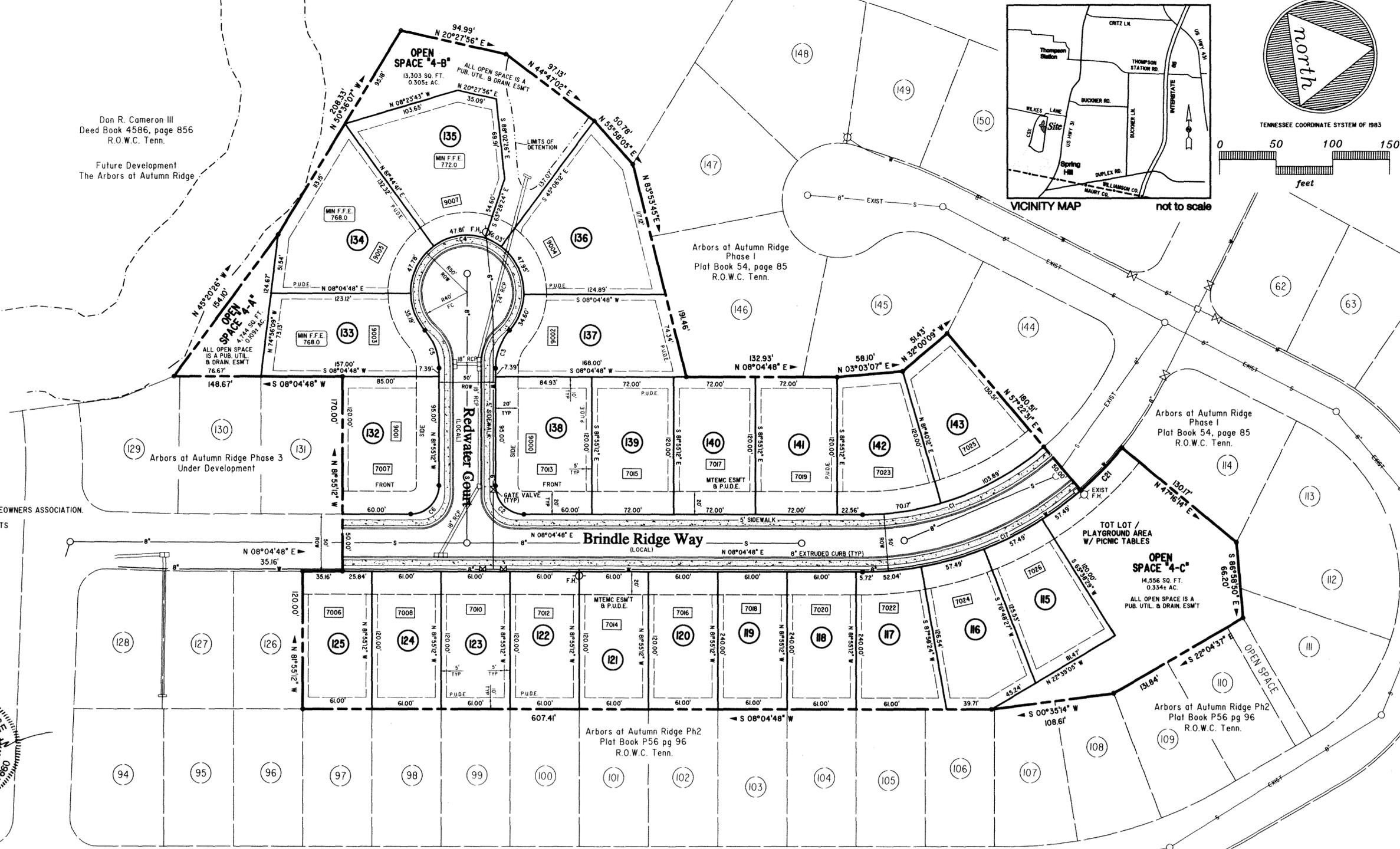
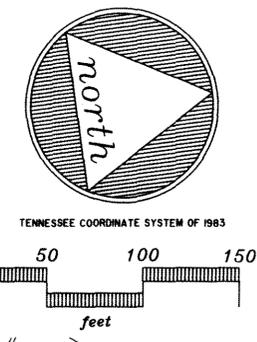
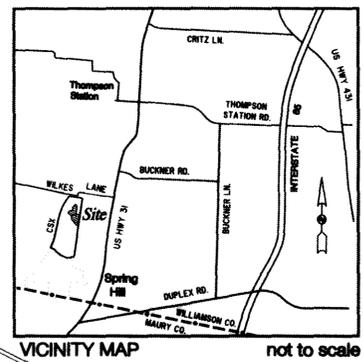
SCALE: 1" = 50'

NOTES:

- SITE IS LOCATED ON PROPERTY MAP 167, P/O PARCEL 100, 4TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE.
- DEED REFERENCE: MAP 167, PARCEL 100, DON R. CAMERON D/B/A/ AUTUMN RIDGE DEED BOOK 4586, PAGE 856 R.O.W.C.
- OWNER/DEVELOPER: AUTUMN RIDGE DEVELOPMENT CO. 1503 COLUMBIA AVENUE FRANKLIN, TN 37064 (615) 791-0093 CONTACT: DON R. CAMERON III OWNS 100% OF PROJECT
- PLANNER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES, INC. 618 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TN 37211 (615) 331-0809
- EXISTING ZONING: R-2 PLANNED UNIT DEVELOPMENT (P.U.D.)
- TOTAL AREA IN SITE: 145.81 Ac. ±
 AREA WITHIN PHASE ONE: 10.03 Ac. ±
 AREA WITHIN PHASE TWO: 11.11 Ac. ±
 AREA WITHIN PHASE THREE: 8.44 Ac. ±
 AREA WITHIN PHASE FOUR: 6.84 Ac. ±
 REMAINING AREA: 109.39 Ac. ±
- TOTAL NUMBER OF LOTS PROPOSED: 425
 NUMBER OF LOTS PROPOSED WITHIN PHASE ONE: 29
 NUMBER OF LOTS PROPOSED WITHIN PHASE TWO: 28
 NUMBER OF LOTS PROPOSED WITHIN PHASE THREE: 25
 NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR: 23
- SETBACK REQUIREMENTS - P.U.D. ZONING DISTRICT
 MIN. FRONT YARD : 20 FEET
 MIN. SIDE YARD : 7.5 FEET
 MIN. REAR YARD : 30 FEET
 MIN. DIST. BETWEEN BLDGS : 15 FEET
- THE PROPERTY IS LOCATED WITHIN ZONE "X" AS DEPICTED ON FEMA COMMUNITY PANEL 470278 0070E, EFFECTIVE DATE APRIL 16, 2007.
- ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE ARBORS AT AUTUMN RIDGE HOMEOWNERS ASSOCIATION.
- DETENTION WILL BE PROVIDED. DISCHARGE FROM SITE FROM A 25 YEAR STORM WILL NOT EXCEED THE 25 YEAR STORM DISCHARGE PRIOR TO DEVELOPMENT.
- FIVE FOOT SIDEWALKS AS SHOWN.
- ALL DETENTION BASINS SHALL BE MAINTAINED BY THE ARBORS AT AUTUMN RIDGE HOMEOWNERS ASSOCIATION.
- TEMPORARY TURN-A-ROUNDS / CUL-DE-SACS ARE REQUIRED AT ALL DEAD END STREETS AND SHALL INCLUDE SIGNAGE.
- THE PURPOSE OF THIS PLAT IS TO CREATE 23 RESIDENTIAL BUILDING LOTS.

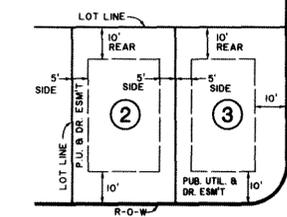
Don R. Cameron III
 Deed Book 4586, page 856
 R.O.W.C. Tenn.

Future Development
 The Arbors at Autumn Ridge



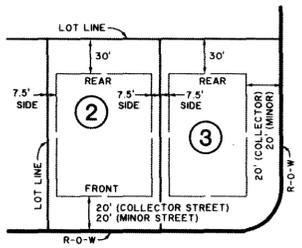
09/24/2013 - 11:05:57 AM
 13045119
 1 PGS. AL. PLAT
 BATCH: 31737
 PLAT BOOK: P58
 PAGE: 67
 REC FEE 15.00
 DP FEE 2.00
 TOTAL 17.00
 STATE OF TENNESSEE, WILLIAMSON COUNTY
 H476 SADIE WADE
 REGISTER OF DEEDS

P58/67



DETAIL 'A'
 TYPICAL EASEMENT CONFIGURATION
 NOT TO SCALE
 APPLICABLE TO ALL RESIDENTIAL LOTS SHOWN HEREON UNLESS A GREATER EASEMENT IS SHOWN AND DIMENSIONED

Fenwick Lane
 (LOCAL)



TYPICAL MINIMUM BUILDING SETBACKS
 N.T.S.

Lot Data

LOT NO.	SQ. FT.	ACRES
115	8,618	0.198
116	8,418	0.193
117	9,144	0.210
118	8,361	0.192
119	7,320	0.168
120	7,320	0.168
121	7,320	0.168
122	7,320	0.168
123	7,320	0.168
124	7,320	0.168
125	7,320	0.168
132	8,640	0.198
133	10,066	0.231
134	10,270	0.236
135	12,829	0.295
136	12,201	0.280
137	13,445	0.309

LOT NO.	SQ. FT.	ACRES
138	10,647	0.244
139	10,066	0.231
140	8,640	0.198
141	8,640	0.198
142	8,640	0.198
143	9,153	0.210

Curve Data

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C1	063°21'53"	245.00	270.95	151.21	257.35	N 23°36'08" W
C2	090°00'00"	25.00	39.27	25.00	35.36	N 53°04'48" E
C3	042°24'35"	50.00	36.14	18.90	35.36	S 61°12'54" E
C4	262°49'09"	50.00	229.35	56.69	75.00	S 08°04'48" W
C5	042°24'35"	50.00	36.14	18.90	35.36	S 77°22'31" W
C6	090°00'00"	25.00	39.27	25.00	35.36	N 36°55'12" W
C7	040°42'17"	295.00	209.58	109.43	205.20	N 12°16'20" W
C21	010°06'17"	295.00	52.03	26.08	51.96	N 37°40'37" W

CERTIFICATE OF COMMON AREAS DEDICATION
 Autumn Ridge Development Co. in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within The Arbors at Autumn Ridge for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.
 "Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made a part of this plat.
 9-18-13
 Date
 Don R. Cameron III
 Owner

CERTIFICATE OF APPROVAL OF ELECTRIC PROVIDER
 Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, by-laws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "requirements"). No electric service will be provided until MTEMC's requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's requirements.
 Middle Tennessee Electric Membership Corporation
 Date: 9-23-13
 L.C. Hamm

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon as evidenced in Book No. 4586, page 856, R.O.W.C., and that I (We) hereby adopt this plan of subdivision with My (Our) free consent, establish the minimum building restriction line, and that I (We) offer of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations.
 9-18-13
 Date
 Don R. Cameron III
 AUTUMN RIDGE DEVELOPMENT CO.

CERTIFICATE OF APPROVAL OF WATER SYSTEM
 I hereby certify that the Water System(s) outlined or indicated on the Final Subdivision Plat entitled: PHASE 2, THE ARBORS AT AUTUMN RIDGE has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.
 Date: 9-23-13
 L.C. Hamm
 Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM
 I hereby certify that the Sewer System(s) outlined or indicated on the Final Subdivision Plat entitled: PHASE 2, THE ARBORS AT AUTUMN RIDGE has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.
 Date: 9-23-13
 L.C. Hamm
 Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF SURVEY ACCURACY
 I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category "1" L and Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the Ratio of Precision is equal to or greater than 1:10,000.
 8-13-13
 Date
 Mark Brown
 Registered Land Surveyor No. 1660

CERTIFICATE OF THE APPROVAL OF PUBLIC WAYS OR BOND POSTING
 I hereby certify: (1) That all streets designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the City of Spring Hill, Tennessee, Subdivision Regulations, or (2) That a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.
 Date: 9-23-13
 Chris Brooks
 Appropriate Governmental Representative

CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES
 Street Names approved by Williamson County Emergency Communications.
 9-24-13
 Date
 Approved Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING
 I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Spring Hill, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Williamson County Register.
 Date: 9/23/13
 Secretary, City of Spring Hill Planning Commission

CITY OF SPRING HILL PLANNING COMMISSION

TOTAL ACRES 6.845 TOTAL LOTS 23
 ACRES ROADWAY 1.103 ACRES OPEN SPACE 0.758
 OWNER AUTUMN RIDGE DEVELOPMENT CO. ZONING P.U.D. (R-2)
 SURVEYOR ANDERSON, DELK, EPPS & ASSOC. DATE 6-04-13
 SCALE: 1" = 50'

Phase Four
The Arbors at Autumn Ridge

RESOLUTION 16-150

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR BRIXWORTH PHASE 1 SECTION 1

WHEREAS, Developer Ira T. Adams. has a recorded Final Plat for Brixworth Phase 1 Section 1 in Williamson County Plat Book P37, Page 33 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, on October 10, 2016, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Brixworth Phase 1 Section 1 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 Brixworth Phase 1 Section 1 as shown on the recorded plat is hereby approved.

Passed and adopted this 21st day of November, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

SUBJECT: Acceptance of Road ROW & Public Improvements for Brixworth Phase 1 Section 1

DATE: November 2, 2016

ATTENTION: Board of Mayor and Aldermen

STAFF: Missy Stahl, Project Manager



STAFF MEMORANDUM

The purpose of this memo is to provide information regarding a resolution to accept and the dedication of road rights-of-way and public improvements for Brixworth Phase 1 Section 1, as recommended by the Planning Commission.

Background:

The Planning Commission recommends accepting the road rights-of-way and public improvements for Brixworth Phase 1 Section 1, per PC Resolution 16-114 passed by the Planning Commission on October 10, 2016. The one year for the maintenance bond has been fulfilled and City staff has issued certificates of satisfaction for this phase .

Staff Recommendation:

Staff recommends approval of the request.

FORM FOR OFFER OF
IRREVOCABLE DEDICATION

AGREEMENT made this 28 day of September 2016, 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 Smart Living, LLC a LLC having its office and place of business at 2101 W. Clinton Ave #201, Huntsville AL hereinafter designated as the "developer". 35805

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Brixmore Ph I Sect dated 6/15/13 and prepared by Mark Lawrence 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 ___ 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:

Smart Dunny LLC

9/28/16 20____
Date

[Signature]
Developer Signature

(CORPORATE SEAL)

ATTEST: _____

FOR THE CITY OF SPRING HILL:

BY: _____
Signature

20

Printed Name

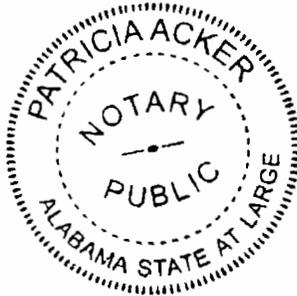
ACKNOWLEDGEMENT:
COPARTNERSHIP

ALABAMA
STATE OF TENNESSEE

(COUNTY OF MAURSON)

SS. 45-5577476

On this 28 day SEPTEMBER of 2016, before me personally appeared LOUIS W BLETHO, to me known to be one of the firm SMARTLIVING LLC, 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.



Patricia Acker
CORPORATE

PATRICIA ACKER
Notary Public Alabama At Large
My Commission Expires Apr. 23, 2018

STATE OF TENNESSEE

(COUNTY OF _____)

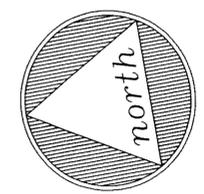
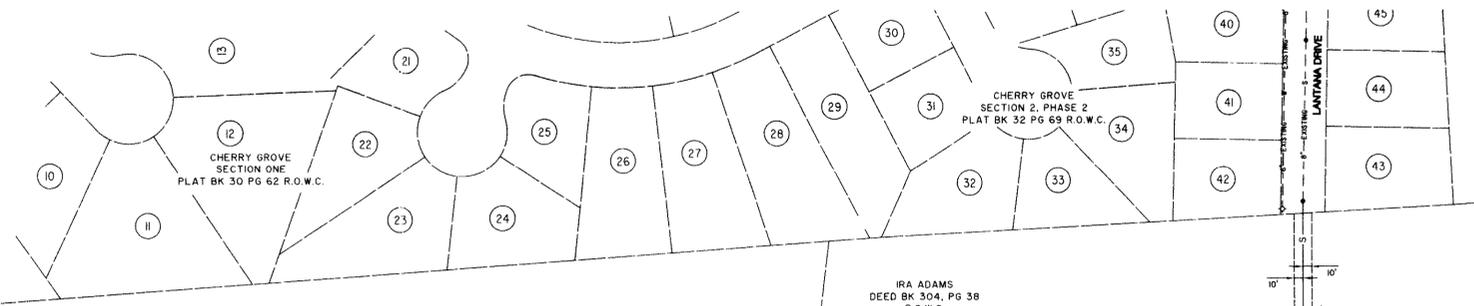
SS: _____

On this _____ day of _____ 20____, before me personally appeared _____, to me known, who, being by me first duty sworn, did depose and say that he resides in _____; that he is the _____ of _____ 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.

INDIVIDUAL

NOTES

- PROPERTY MAP 154, P/O PARCEL 65.02, MAP 166, P/O PARCEL 6.01
11th CIVIL DISTRICT, WILLIAMSON COUNTY
- OWNER/SUBDIVIDER:
ADAMS BROTHERS
5850 CLOVERLAND DRIVE
BRENTWOOD, TENNESSEE 37027
(615)373-9203
- PLANNER/SURVEYOR:
ANDERSON-DELK & ASSOC. INC.
618 GRASSMERE PARK DRIVE/SUITE 4
NASHVILLE, TENNESSEE 37211
(615)331-0809
- EXISTING ZONING: R-2
- PROPERTY IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) PER F.E.M.A. COMMUNITY-PANEL NO. 470204 025B, EFFECTIVE DATE APRIL 1, 1981.
- EACH LOT WILL HAVE A PUBLIC UTILITY AND DRAINAGE EASEMENT, 10 FEET IN WIDTH ALONG THE FRONT AND REAR LOT LINES AND 5 FEET ALONG EACH SIDE LOT LINE, UNLESS AN EASEMENT OF GREATER WIDTH IS SHOWN HEREON. (SEE DETAIL "A")
- ALL PROPERTY AND LOT CORNERS SHOWN HEREON ARE MONUMENTED WITH IRON PINS (1/2" DIAMETER REBAR WITH CAP), SET THIS SURVEY, UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR STREET LIGHTS AND STREET SIGNS AS REQUIRED BY THE TOWN OF SPRING HILL.
- THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF BRIXWORTH OF RECORD IN DEED BK 304 PG 308 R.O.W.C.
- THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE DRAINAGE EASEMENT OPEN SPACES.



TENNESSEE COORDINATE SYSTEM OF 1983,
PER GPS SURVEY OF CHERRY GROVE BY CHERRY
LAND SURVEYING, DATED MARCH 28, 1999

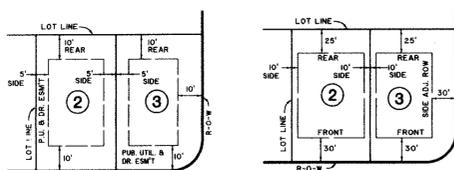
MAP 154, PAR. 65.01
BILLY RAY STUTTS
DEED BK 654 PG 308
R.O.W.C.

MAP 154, PAR. 65.01
BILLY RAY STUTTS
DEED BK 654 PG 308 R.O.W.C.

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C5	90°47'45"	25.00	39.62	25.35	35.60	S 36°14'52" E
C23	42°58'42"	200.00	150.02	78.74	146.53	N 12°20'20" W
C24	77°09'37"	25.00	33.67	19.94	31.18	N 04°45'08" E
C25	240°00'00"	50.00	209.44	-86.60	86.60	N 76°40'03" W
C26	60°00'00"	50.00	52.36	28.87	50.00	S 13°19'57" W
C27	77°09'37"	25.00	33.67	19.94	31.18	S 81°54'45" W
C28	21°20'33"	200.00	74.50	37.69	74.07	N 70°10'43" W
C29	69°00'00"	25.00	39.27	25.00	35.36	N 35°50'59" W
C30	69°12'15"	25.00	38.92	24.66	35.11	N 53°45'08" E
C31	90°00'00"	25.00	39.27	25.00	35.36	S 54°09'01" W
C35	90°00'00"	150.00	235.62	150.00	212.13	N 35°50'59" W

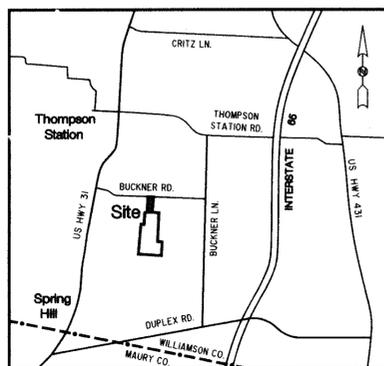
LOT DATA

LOT NO.	LOT SQ. FT.	ACRES
1	12156	0.279
2	12000	0.275
3	12000	0.275
4	12000	0.275
5	12000	0.275
6	12000	0.275
7	12000	0.275
8	12000	0.275
9	12000	0.275
10	12000	0.275
11	12000	0.275
12	12000	0.275
13	12000	0.275
19	10309	0.237
20	10316	0.237
21	10322	0.237
22	10328	0.237
23	10335	0.237
24	10341	0.237
25	10347	0.236
26	10353	0.237
27	10359	0.237
28	10365	0.237
29	10371	0.237
30	10377	0.237
31	10383	0.237
32	10389	0.237
33	10395	0.237
34	10401	0.237
35	10407	0.237
36	10413	0.237
37	10419	0.237
38	10425	0.237
39	10431	0.237
40	10437	0.237
41	10443	0.237
42	10449	0.237
43	10455	0.237
44	10461	0.237
45	10467	0.237
46	10473	0.237
47	10479	0.237
48	10485	0.237
49	10491	0.237
50	10497	0.237
51	10503	0.237
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53	10515	0.237
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60	10557	0.237
61	10563	0.237
62	10569	0.237
63	10575	0.237
64	10581	0.237
65	10587	0.237
66	10593	0.237
67	10599	0.237
68	10605	0.237
69	10611	0.237
70	10617	0.237
71	10623	0.237
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73	10635	0.237
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75	10647	0.237
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77	10659	0.237
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79	10671	0.237
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99	10791	0.237
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101	10803	0.237
102	10809	0.237
103	10815	0.237
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117	10899	0.237
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123	10935	0.237
124	10941	0.237
125	10947	0.237
126	10953	0.237
127	10959	0.237
128	10965	0.237
129	10971	0.237
130	10977	0.237
131	10983	0.237
132	10989	0.237
133	10995	0.237
134	10999	0.237
135	11000	0.237
136	11000	0.237
137	11000	0.237
138	11000	0.237
139	11000	0.237
140	11000	0.237
141	11000	0.237
142	11000	0.237
143	11000	0.237
144	11000	0.237
145	11000	0.237
146	11000	0.237
147	11000	0.237
148	11000	0.237
149	11000	0.237
150	11000	0.237



DETAIL "A"
TYPICAL EASEMENT CONFIGURATION
NOT TO SCALE
APPLICABLE TO ALL LOTS SHOWN HEREON
UNLESS A GREATER EASEMENT IS SHOWN AND DIMENSIONED

TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.
APPLICABLE TO ALL LOTS SHOWN HEREON
UNLESS A GREATER SETBACK IS SHOWN AND DIMENSIONED



VICINITY MAP nts



MAP 154, PAR. 54.03
JAQUELINE E. KING
DEED BK 511 PG 121 R.O.W.C.

ROLLING MEADOWS SUBD.
PLAT BK 19 PG 116 R.O.W.C.

ROLLING MEADOWS SUBD.
PLAT BK 19 PG 116 R.O.W.C.

Legend

- 8" S - SANITARY SEWER W/ MANHOLE
- 8" W - WATER LINE
- 8" F - FIRE HYDRANT
- R - IRON PIN AT PROP. CORNER (1/2" DIA. REBAR W/CAP)
- P.U.D.E. - PUBLIC UTILITY AND DRAINAGE EASEMENT
- 1234 - STREET ADDRESS

REGISTER'S OFFICE
(STATE OF TENNESSEE) WILLIAMSON COUNTY

Received for record the 22 day of Dec,
03 at 1:13 o'clock P.M. Noted in Note Book
Page 33 and recorded in Plat Book 337 Page 33
Fee \$ 17.00

WITNESS MY HAND
SADIE WADE, Register
Sue Wade, deputy

03593701 D-509

P37/33



PHASE ONE
SECTION ONE
Brixworth

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon as evidenced in Book No. 302, page 38, R.O.W.C., and that I (We) hereby adopt this plan of subdivision with My (Our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations.

Owner(s) Adams Brothers Date 12/9/2003

Title _____

Owner(s) _____ Date _____

Title _____

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the Water System(s) outlined or indicated on the Final Subdivision Plat entitled:
PHASE ONE, SECTION ONE, BRIXWORTH
has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date: 12-19, 2003

Name/Title/Agency or Authorized Approving Agent _____

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM

I hereby certify that the Sewer System(s) outlined or indicated on the Final Subdivision Plat entitled:
PHASE ONE, SECTION ONE, BRIXWORTH
has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date: 12-19-03

Name/Title/Agency or Authorized Approving Agent _____

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category "1" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated; and that the Ratio of Precision is equal to or greater than 1:10,000.

Date: 12-8-03

Registered Land Surveyor _____ No. 1660

CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS OR BOND POSTING

I hereby certify: (1) That all streets designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the City of Spring Hill, Tennessee, Subdivision Regulations, or (2) That a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.

Date: 12-19-03

Appropriate Governmental Representative _____

CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREET NAMES

Subdivision Name and Street Names approved by Williamson County Emergency Communications.

Authorized Approving Agent _____ Date 10-10-03

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Spring Hill, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Williamson County Register.

Date: 12-19-03

Secretary, City of Spring Hill Planning Commission _____

FINAL SUBDIVISION PLAT

CITY of SPRING HILL PLANNING COMMISSION

TOTAL ACRES	16.412	TOTAL LOTS	49
ACRES ROADWAY	3.088	ACRES OPEN SPACE	0.336
OWNER	IRA T. ADAMS	ZONING	R-2
SURVEYOR	ANDERSON-DELK & ASSOC.	DATE	6-05-03
SCALE:	1" = 100'		

RESOLUTION 16-151

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR MEADOWBROOK PHASE 4 SECTION 1

WHEREAS, Developer Cornerstone Land Company has a recorded Final Plat for Meadowbrook Phase 4 Section 1 in Maury County Plat Book P20, Page 45 & 46 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, on October 10, 2016, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Meadowbrook Phase 4 Section 1 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 Meadowbrook Phase 4 Section 1 as shown on the recorded plat is hereby approved.

Passed and adopted this 21st day of November, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

SUBJECT: Acceptance of Road ROW & Public Improvements for Meadowbrook Phase 4 Section 1

DATE: November 2, 2016

ATTENTION: Board of Mayor and Aldermen

STAFF: Missy Stahl, Project Manager



STAFF MEMORANDUM

The purpose of this memo is to provide information regarding a resolution to accept and the dedication of road rights-of-way and public improvements for Meadowbrook Phase 4 Section 1, as recommended by the Planning Commission.

Background:

The Planning Commission recommends accepting the road rights-of-way and public improvements for Meadowbrook Phase 4 Section 1, per PC Resolution 16-109 passed by the Planning Commission on October 10, 2016. The one year for the maintenance bond has been fulfilled and City staff has issued certificates of satisfaction for this phase .

Staff Recommendation:

Staff recommends approval of the request.

**FORM FOR OFFER OF
IRREVOCABLE DEDICATION**

AGREEMENT made this 17th day of October 2016, 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 Cornerstone Land Company, a Partnership, Suite 300 having its office and place of business at 262 Robert Rose Drive Murfreesboro hereinafter designated as the "developer". TN 37129

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Meadowbrook Plat dated 9-26-12 and prepared by Anderson DeWitt Assoc 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 v day of _____, 2011, 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:

Cornerstone Land Company

October 17th 2011
Date


Developer Signature

(CORPORATE SEAL)

ATTEST: _____

FOR THE CITY OF SPRING HILL:

BY: _____
Signature

_____ 20 _____

Printed Name

**ACKNOWLEDGEMENT:
COPARTNERSHIP**

STATE OF TENNESSEE

(COUNTY OF _____) SS: _____

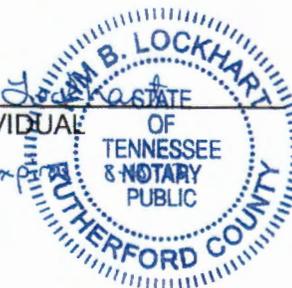
On this ___ day _____ of 20___, before me personally appeared _____, to me known to be one of the firm _____, described in and who executed the foregoing instrument, and he thereupon acknowledged to me that he executed such instrument as and for the act and deed of said firm.

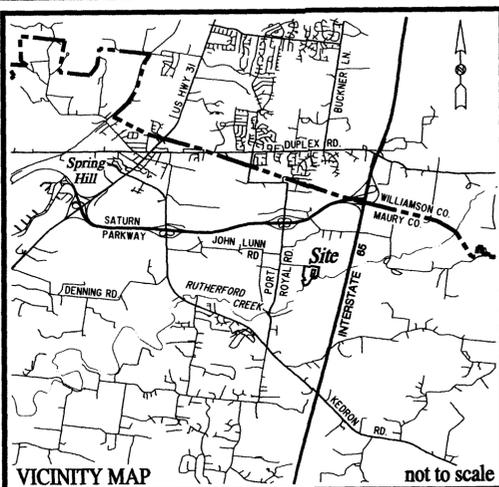
CORPORATE

STATE OF TENNESSEE

(COUNTY OF Rutherford) SS: -

On this 17th day of October 2016, before me personally appeared John D. Floyd, to me known, who, being by me first duly sworn, did depose and say that he resides in Murfreesboro; that he is the Managing Partner of Cornerstone Land Co. 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.

Kim B. Joest
INDIVIDUAL
my commission expires _____




- Legend**
- 8" - S SANITARY SEWER W/ MANHOLE
 - 8" - W WATER LINE
 - 8" - F FIRE HYDRANT
 - RIGHT-OF-WAY MARKER (5/8" REBAR WITH 2-1/4" METAL CAP)
 - IRON PIN AT PROP. CORNER (1/2" DIA. REBAR W/CAP)
 - P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
 - 1234 STREET ADDRESS

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PLAT BOOK : P20
 PAGE : 46

REC \$15.00 DP \$2.00 ARC \$9.00
 TOTAL AMOUNT \$26.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
 REGISTER OF DEEDS

CERTIFICATE OF COMMON AREAS DEDICATION

Cornerstone Land Company, in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within Meadowbrook Subdivision for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

Date: 9/30/13 Owner: [Signature]

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon as evidenced in Book No. R1837, page 147, R.O.M.C., and that I (We) hereby adopt this plan of subdivision with My (Our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations.

Owner(s): [Signature]
 Date: 9/30/13
 CORNERSTONE LAND CO.

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby Certify that the Water System(s) outlined or indicated on the Final Subdivision Plat entitled: **MEADOWBROOK, PHASE 4, SECTION ONE** has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date: 9-30-13
 [Signature]
 Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM

I hereby Certify that the Sewer System(s) outlined or indicated on the Final Subdivision Plat entitled: **MEADOWBROOK, PHASE 4, SECTION ONE** has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date: 9-26-13
 [Signature]
 Name/Title/Agency or Authorized Approving Agent

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby Certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category "1" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the Ratio of Precision is equal to or greater than 1:10,000.

Date: 9-19-13
 [Signature]
 Registered Land Surveyor No. 1660

CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS OR BOND POSTING

I Herby Certify: (1) That all streets designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the City of Spring Hill, Tennessee, Subdivision Regulations, or (2) That a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.

Date: 9-26-2013
 [Signature]
 Appropriate Governmental Representative

CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES

Street Names and addresses approved by Maury County 911.

[Signature]
 Date: 9/26/13
 Authorized Approving Agent

CERTIFICATE OF APPROVAL FOR RECORDING

I Herby Certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Spring Hill, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Williamson County Register.

Date: 9/26/13
 [Signature]
 Secretary, City of Spring Hill Planning Commission

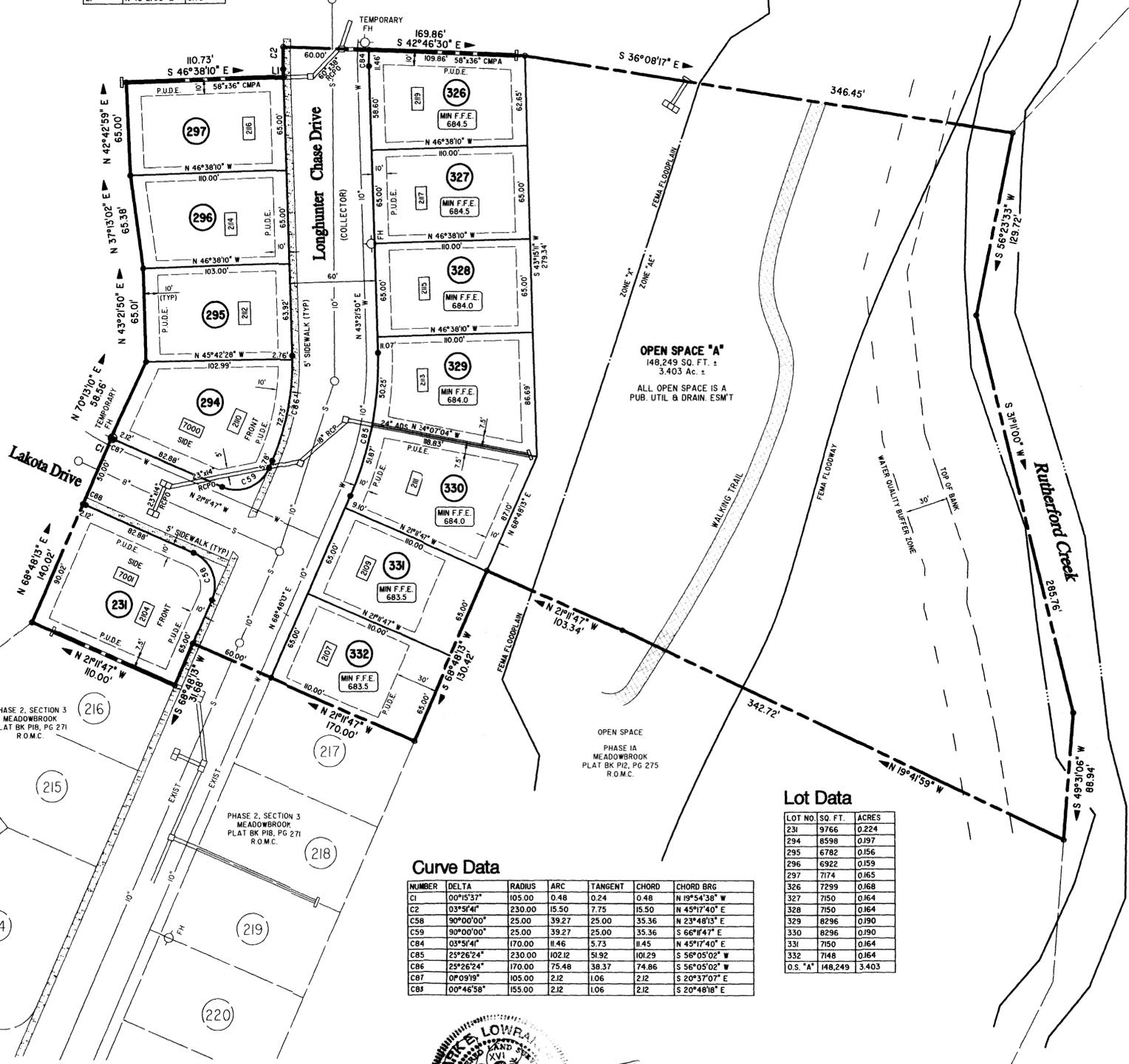
FINAL SUBDIVISION PLAT
CITY OF SPRING HILL PLANNING COMMISSION

TOTAL ACRES	6.25	TOTAL LOTS	12	
ACRES ROADWAY	0.74	ACRES OPEN SPACE	3.40	
OWNER	CORNERSTONE LAND COMPANY		ZONING	R-2 P.U.D.
SURVEYOR	ANDERSON, DELK, EPPS & ASSOC.		DATE	9-26-12
SCALE:	1" = 50'			

Line Data

NUMBER	BEARING	DISTANCE
L1	N 43°21'50" E	5.75

Cornerstone Land Company
 Deed Book R1837 page 147
 R.O.M.C. Tenn
 Future Development
 Meadowbrook



OPEN SPACE "A"
 148,249 SQ. FT. ±
 3.403 Ac. ±

ALL OPEN SPACE IS A PUB. UTIL. & DRAIN. ESMT

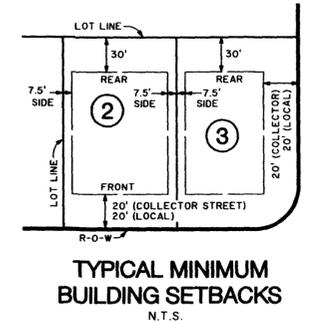
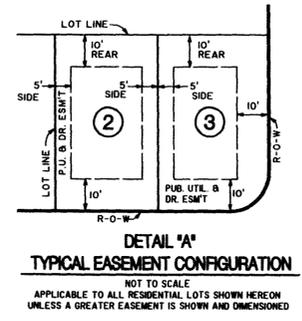
Lot Data

LOT NO.	SQ. FT.	ACRES
231	9766	0.224
232	7150	0.164
233	7150	0.164
234	8598	0.197
235	6782	0.156
236	6922	0.159
237	7174	0.165
238	7299	0.168
239	8296	0.190
240	8296	0.190
241	7150	0.164
242	7148	0.164
0.5 "A"	148,249	3.403

Curve Data

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C1	00°15'37"	105.00	0.48	0.24	0.48	N 19°54'38" W
C2	03°51'41"	230.00	15.50	7.75	15.50	N 45°17'40" E
C58	90°00'00"	25.00	39.27	25.00	35.36	N 23°48'13" E
C59	90°00'00"	25.00	39.27	25.00	35.36	S 66°14'47" E
C84	03°51'41"	170.00	11.46	5.73	11.45	N 45°17'40" E
C85	23°26'24"	230.00	102.12	51.92	101.29	S 56°05'02" W
C86	23°26'24"	170.00	75.48	38.37	74.86	S 56°05'02" W
C87	0°09'19"	105.00	2.12	1.06	2.12	S 20°37'07" E
C88	00°46'58"	155.00	2.12	1.06	2.12	S 20°48'18" E

- NOTES:**
- SITE IS LOCATED ON PROPERTY MAP 44, P/O PARCEL 28, MAURY COUNTY, TENNESSEE.
 - DEED REFERENCE: MAP 44, P/O PARCEL 28 CORNERSTONE LAND COMPANY C/O OLE SOUTH PROPERTIES DEED BOOK R1837, PAGE 147 R.O.M.C.
 - OWNER/DEVELOPER: CORNERSTONE LAND COMPANY C/O OLE SOUTH PROPERTIES 201 E MAIN STREET, SUITE 300 MURFREESBORO, TN 37130
 - PLANNER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES, INC 618 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TN 37211 (615) 331-0809
 - PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
 - EXISTING ZONING: R-2 PLANNED UNIT DEVELOPMENT (P.U.D.)
 - AREA WITHIN PHASE FOUR: 36.35 Ac. ±
 AREA WITHIN PHASE FOUR SECTION ONE: 6.25 Ac. ±
 REMAINING AREA PHASE FOUR: 30.09 Ac. ±
 - NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR: 102
 NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR, SECTION ONE: 12
 - EXISTING SETBACK REQUIREMENTS
 MIN. FRONT YARD : 20 FEET
 MIN. SIDE YARD : 7.5 FEET
 MIN. REAR YARD : 30 FEET
 MIN. DIST. BETWEEN BLDGS : 15 FEET
 - THIS PROPERTY IS LOCATED IN ZONES "AE" AND "X" AS SHOWN ON F.E.M.A. MAP No. 4719SC0185E, EFFECTIVE DATE APRIL 16, 2007.
 - ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - DETENTION WILL BE PROVIDED. DISCHARGE FROM SITE FROM A 25 YEAR STORM WILL NOT EXCEED THE 25 YEAR STORM DISCHARGE PRIOR TO DEVELOPMENT.
 - FIVE FOOT SIDEWALK SHALL BE REQUIRED AS SHOWN ON APPROVED MASTER PLAN.
 - ALL DETENTION BASINS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - TEMPORARY TURN-A-ROUNDS / CUL-DE-SACS ARE REQUIRED AT ALL DEAD END STREETS AND SHALL INCLUDE PAVEMENT AND SIGNAGE.
 - THE PURPOSE OF THIS RECORDING IS TO CREATE 12 SINGLE-FAMILY RESIDENTIAL BUILDING LOTS.



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13012395

PLAT BOOK : P20
 PAGE : 45

REC \$15.00 DP \$2.00 ARC \$9.00
 TOTAL AMOUNT \$26.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
 REGISTER OF DEEDS

Phase Four, Section One
Meadowbrook



RESOLUTION 16-152

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR MEADOWBROOK PHASE 4 SECTION 2

WHEREAS, Developer Cornerstone Land Company has a recorded Final Plat for Meadowbrook Phase 4 Section 2 in Maury County Plat Book P20, Page 47 & 48 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, on October 10, 2016, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Meadowbrook Phase 4 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 Meadowbrook Phase 4 Section 2 as shown on the recorded plat is hereby approved.

Passed and adopted this 21st day of November, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

SUBJECT: Acceptance of Road ROW & Public Improvements for Meadowbrook Phase 4 Section 2

DATE: November 2, 2016

ATTENTION: Board of Mayor and Aldermen

STAFF: Missy Stahl, Project Manager



STAFF MEMORANDUM

The purpose of this memo is to provide information regarding a resolution to accept and the dedication of road rights-of-way and public improvements for Meadowbrook Phase 4 Section 2, as recommended by the Planning Commission.

Background:

The Planning Commission recommends accepting the road rights-of-way and public improvements for Meadowbrook Phase 4 Section 2, per PC Resolution 16-111 passed by the Planning Commission on October 10, 2016. The one year for the maintenance bond has been fulfilled and City staff has issued certificates of satisfaction for this phase .

Staff Recommendation:

Staff recommends approval of the request.

**FORM FOR OFFER OF
IRREVOCABLE DEDICATION**

AGREEMENT made this 17th day of October 2016, 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 Cornerstone Land Company, a Partnership, having its office and place of business at 262 Robert Rose Drive Murfreesboro hereinafter designated as the "developer".

Suite 300

TN 37129

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Meadowbrook Ph 4 Sec 2 dated 9-26-12 and prepared by Anderson, Deek and

EPDST ASSOC

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:

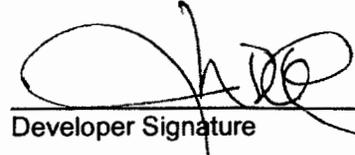
- A. The Developer herewith delivers to the City Documents or Deeds of conveyance for the premises described in Schedule plat attached hereto, said delivery being a formal offer of dedication to the City until the acceptance or rejection of such offer of dedication by the City.
- B. The Developer agrees 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 1 day of October, 2016 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:

Corriveau Law Company

October 17 2016
Date


Developer Signature

(CORPORATE SEAL)

ATTEST: _____

FOR THE CITY OF SPRING HILL:

BY: _____
Signature

_____ 20 _____

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

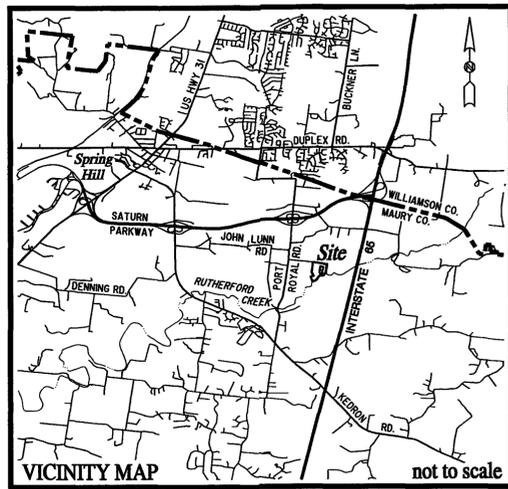
STATE OF TENNESSEE

(COUNTY OF Rutherford) SS: -

On this 17th day of October 2016, before me personally appeared John D. Floyd, to me known, who, being by me first duly sworn, did depose and say that he resides in Murfreesboro; that he is the Managing Partner of Cornerstone Land Co. 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.

Kim B. Lockhart
INDIVIDUAL
my commission expires _____





Curve Data

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
CI	00°15'37"	105.00	0.48	0.24	0.48	N 19°54'38" W
C60	28°17'42"	155.00	76.55	39.07	75.77	N 06°15'58" W
C61	27°39'43"	105.00	50.69	25.85	50.20	N 05°56'58" W

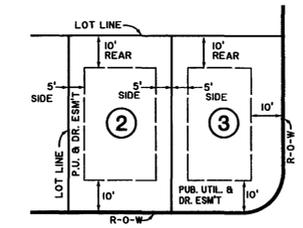
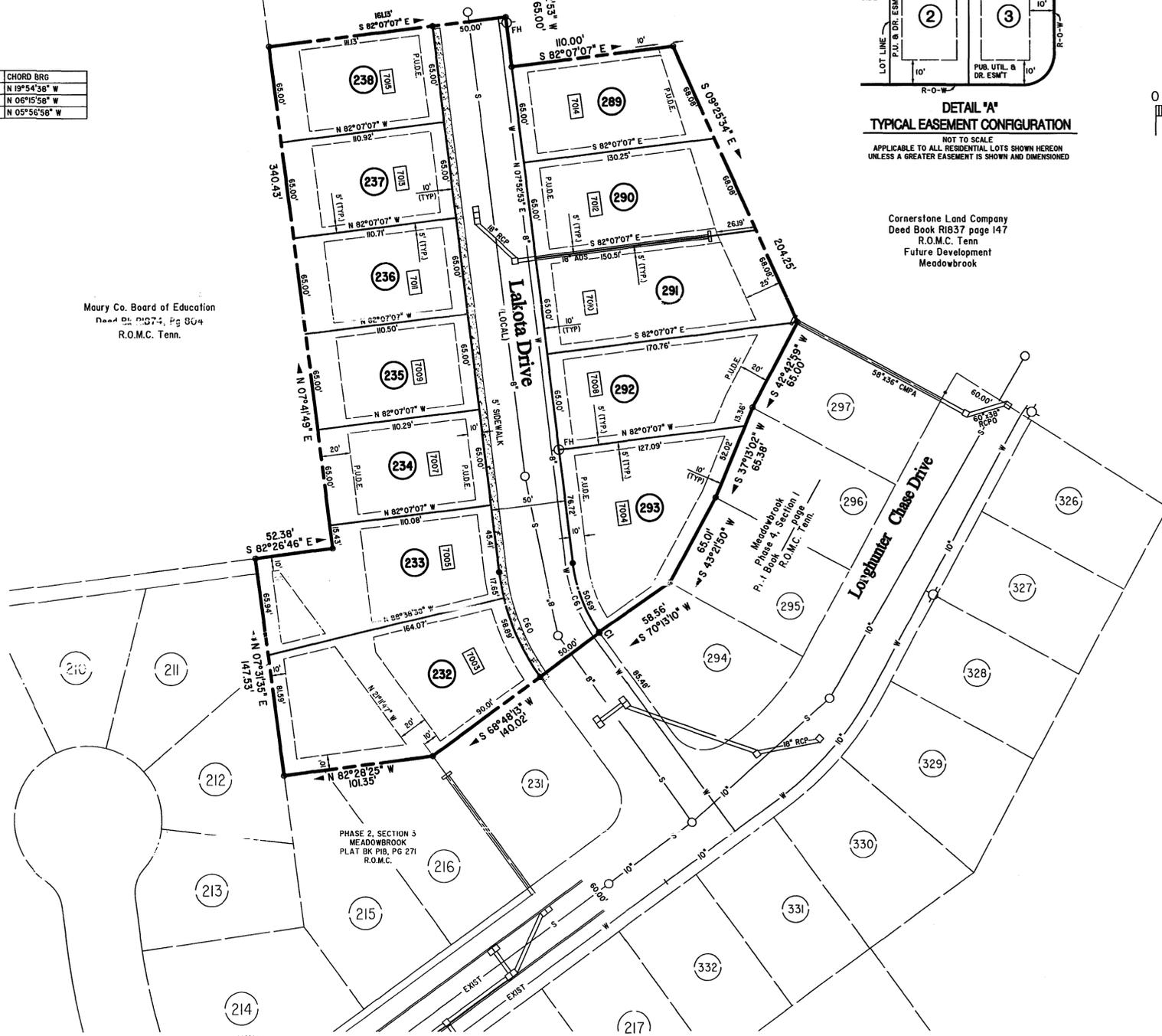
Legend

- 8" S - SANITARY SEWER W/ MANHOLE
- 8" W - WATER LINE
- 8" F - FIRE HYDRANT
- 5/8" REBAR WITH 2-1/2" METAL CAP - RIGHT-OF-WAY MARKER
- IRON PIN AT PROP. CORNER 1/2" DIA. REBAR W/CAP - IRON PIN AT PROP. CORNER
- P.U.D.E. - PUBLIC UTILITY AND DRAINAGE EASEMENT
- 1234 - STREET ADDRESS

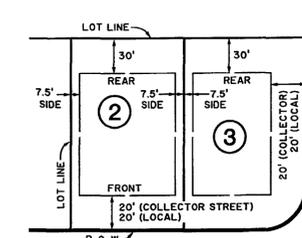
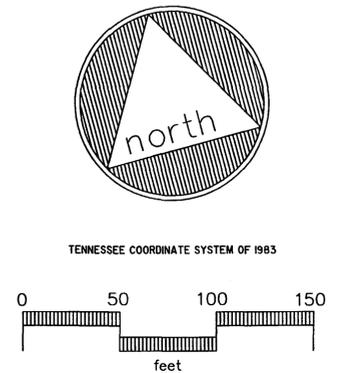
NOTES:

- SITE IS LOCATED ON PROPERTY MAP 44, P/O PARCEL 28, MAURY COUNTY, TENNESSEE.
- DEED REFERENCE: MAP 44, P/O PARCEL 28 CORNERSTONE LAND COMPANY C/O OLE SOUTH PROPERTIES DEED BOOK R1837, PAGE 147 R.O.M.C.
- OWNER/DEVELOPER: CORNERSTONE LAND COMPANY C/O OLE SOUTH PROPERTIES 201 E MAIN STREET, SUITE 300 MURFREESBORO, TN 37130
- PLANNER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES, INC 613 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TN 37211 (615) 331-0809
- PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
- EXISTING ZONING: R-2 PLANNED UNIT DEVELOPMENT (P.U.D.)
- AREA WITHIN PHASE FOUR: 36.35 Ac. ±
 AREA WITHIN PHASE FOUR SECTION ONE: 6.25 Ac. ±
 AREA WITHIN PHASE FOUR SECTION TWO: 2.99 Ac. ±
 REMAINING AREA PHASE FOUR: 27.10 Ac. ±
- NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR: 102
 NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR, SECTION ONE: 12
 NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR, SECTION TWO: 12
- EXISTING SETBACK REQUIREMENTS
 MIN. FRONT YARD : 20 FEET
 MIN. SIDE YARD : 7.5 FEET
 MIN. REAR YARD : 30 FEET
 MIN. DIST. BETWEEN BLDGS : 15 FEET
- THIS PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON F.E.M.A. MAP No. 4719CO185E, EFFECTIVE DATE APRIL 16, 2007.
- ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- DETENTION WILL BE PROVIDED. DISCHARGE FROM SITE FROM A 25 YEAR STORM WILL NOT EXCEED THE 25 YEAR STORM DISCHARGE PRIOR TO DEVELOPMENT.
- FIVE FOOT SIDEWALK SHALL BE REQUIRED AS SHOWN ON APPROVED MASTER PLAN.
- ALL DETENTION BASINS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TEMPORARY TURN-A-ROUNDS / CUL-DE-SACS ARE REQUIRED AT ALL DEAD END STREETS AND SHALL INCLUDE PAVEMENT AND SIGNAGE.
- THE PURPOSE OF THIS RECORDING IS TO CREATE 12 SINGLE-FAMILY RESIDENTIAL BUILDING LOTS.

Maury Co. Board of Education
 Deed Book R1874, Pg 804
 R.O.M.C. Tenn.



DETAIL 'A'
 TYPICAL EASEMENT CONFIGURATION
 NOT TO SCALE
 APPLICABLE TO ALL RESIDENTIAL LOTS SHOWN HEREON
 UNLESS A GREATER EASEMENT IS SHOWN AND DIMENSIONED



TYPICAL MINIMUM BUILDING SETBACKS
 N.T.S.

Lot Data

LOT NO.	SQ. FT.	ACRES
232	14154	0.325
233	10940	0.251
234	7162	0.164
235	7176	0.165
236	7189	0.165
237	7203	0.165
238	7217	0.166
239	7808	0.179
290	9125	0.209
291	10441	0.240
292	9639	0.221
293	10406	0.239

09/30/2013-01:56 PM
13012396
 I POS. AL - PLAT
 SUBS. BARCH: 140889
 PLAT BOOK : P20
 PAGE : 48
 REC \$15.00 OF \$2.00 ARC \$0.00
 TOTAL AMOUNT 17.00
 STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
 REGISTER OF DEEDS



09/30/2013-01:56 PM
13012396
 2 POS. AL - PLAT
 SUBS. BARCH: 140889
 PLAT BOOK : P20
 PAGE : 47
 REC \$15.00 OF \$2.00 ARC \$0.00
 TOTAL AMOUNT 17.00
 STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
 REGISTER OF DEEDS

Phase Four, Section Two Meadowbrook

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF APPROVAL OF WATER SYSTEM	CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM	CERTIFICATE OF SURVEY ACCURACY	CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS OR ROAD POSTING	CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES	CERTIFICATE OF APPROVAL FOR RECORDING	FINAL SUBDIVISION PLAT
I (We) hereby certify that I am (We are) the owner(s) of the property shown and described herein as evidenced in Book No. R1837, page 147, R.O.M.C., and that I (We) hereby dedicate this plan of subdivision with My (Our) free consent, establish the minimum building restriction line, and that offers of dedications for all public streets, utilities and other facilities have been filed as required by these regulations. Date: 9/30/13 CORNERSTONE LAND CO.	I hereby certify that the Water System(s) outlined or indicated on the Final Subdivision Plat entitled: MEADOWBROOK, PHASE 4, SECTION TWO has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation. Date: 9-30-13 Name/Title/Agency or Authorized Approving Agent: J.C. [Signature]	I hereby certify that the Sewer System(s) outlined or indicated on the Final Subdivision Plat entitled: MEADOWBROOK, PHASE 4, SECTION TWO has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation. Date: 9-26-13 Name/Title/Agency or Authorized Approving Agent: Jim [Signature]	I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category "1" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the Ratio of Precision is equal to or greater than 1:10,000. Date: 9-19-13 Registered Land Surveyor: [Signature] No. 1662	I hereby certify: (1) That all streets designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the City of Spring Hill, Tennessee, Subdivision Regulations, or (2) That a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default. Date: 9-26-2013 Appropriate Governmental Representative: [Signature]	Street Names and addresses approved by Maury County 911. Date: 9/26/13 Authorized Approving Agent: [Signature]	I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Spring Hill, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Williamson County Register. Date: 9/26/13 Secretary, City of Spring Hill Planning Commission: [Signature]	CITY of SPRING HILL PLANNING COMMISSION TOTAL ACRES: 2.998 TOTAL LOTS: 12 ACRES ROADWAY: 0.50 ACRES OPEN SPACE: 0 OWNER: CORNERSTONE LAND COMPANY ZONING: R-2 P.U.D. SURVEYOR: ANDERSON, DELK, EPPS & ASSOC. DATE: 9-26-12 SCALE: 1" = 50'

RESOLUTION 16-153

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR MEADOWBROOK PHASE 4 SECTION 3

WHEREAS, Developer Cornerstone Land Company has a recorded Final Plat for Meadowbrook Phase 4 Section 3 in Maury County Plat Book P20, Page 173 & 174 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, on October 10, 2016, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Meadowbrook Phase 4 Section 3 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 Meadowbrook Phase 4 Section 3 as shown on the recorded plat is hereby approved.

Passed and adopted this 21st day of November, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

SUBJECT: Acceptance of Road ROW & Public Improvements for Meadowbrook Phase 4 Section 3

DATE: November 2, 2016

ATTENTION: Board of Mayor and Aldermen

STAFF: Missy Stahl, Project Manager



STAFF MEMORANDUM

The purpose of this memo is to provide information regarding a resolution to accept and the dedication of road rights-of-way and public improvements for Meadowbrook Phase 4 Section 3, as recommended by the Planning Commission.

Background:

The Planning Commission recommends accepting the road rights-of-way and public improvements for Meadowbrook Phase 4 Section 3, per PC Resolution 16-113 passed by the Planning Commission on October 10, 2016. The one year for the maintenance bond has been fulfilled and City staff has issued certificates of satisfaction for this phase .

Staff Recommendation:

Staff recommends approval of the request.

**FORM FOR OFFER OF
IRREVOCABLE DEDICATION**

AGREEMENT made this 15th day of July 2014, 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 Cornerstone Land Company, a Partnership, having its office and place of business at 201 E. Main St. Suite 300 hereinafter designated as the "developer".
Murfreesboro TN 37130

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Meadowbrook Ph. 4 sub B dated 2-18-14 and prepared by Anderson, Delt, Epps & Assoc. and

WHEREAS, said plat designates certain public improvements consisting of roads
water lines, sewer lines, storm drain 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 _____ 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:

Cornerstone Land Company

[Handwritten Signature]
Developer Signature

7/15 2014
Date

(CORPORATE SEAL)



ATTEST: Kim B. Lockhart
Notary Public
My commission expires 10/1/14

FOR THE CITY OF SPRING HILL:

BY: _____
Signature

7-15 2014

Printed Name

**ACKNOWLEDGEMENT:
COPARTNERSHIP**

STATE OF TENNESSEE

(COUNTY OF Rutherford) SS: _____

On this 15th day July of 2014, before me personally appeared John D. Floyd, to me known to be one of the firm Cornerstone Land Co., 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.

Kim B. Lockhart
CORPORATE
my commission expires 2014

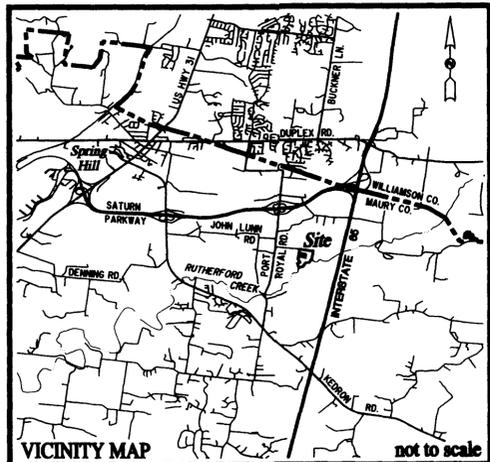


STATE OF TENNESSEE

(COUNTY OF _____) SS: _____

On this _____ day of _____, 20____, before me personally appeared _____, to me known, who, being by me first duly sworn, did depose and say that he resides in _____; that he is the _____ of _____ 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.

INDIVIDUAL



Legend

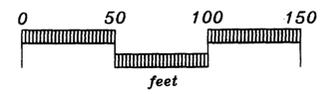
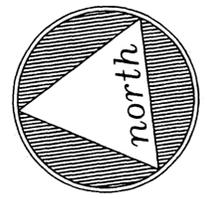
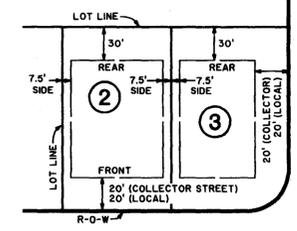
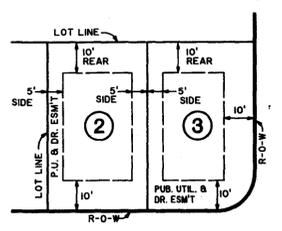
- 8" S SANITARY SEWER W/ MANHOLE
- 8" W WATER LINE
- FIRE HYDRANT
- RIGHT-OF-WAY MARKER (5/8" REBAR WITH 2-1/4" METAL CAP)
- IRON PIN AT PROP. CORNER (1/2" DIA. REBAR W/CAP)
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- 1234 STREET ADDRESS
- ★ STREET LIGHT
- EASEMENT FOR TEMPORARY TURNAROUND 50' RADUS - TO BE ABANDONED UPON EXTENSION OF ROADWAY

Curve Data

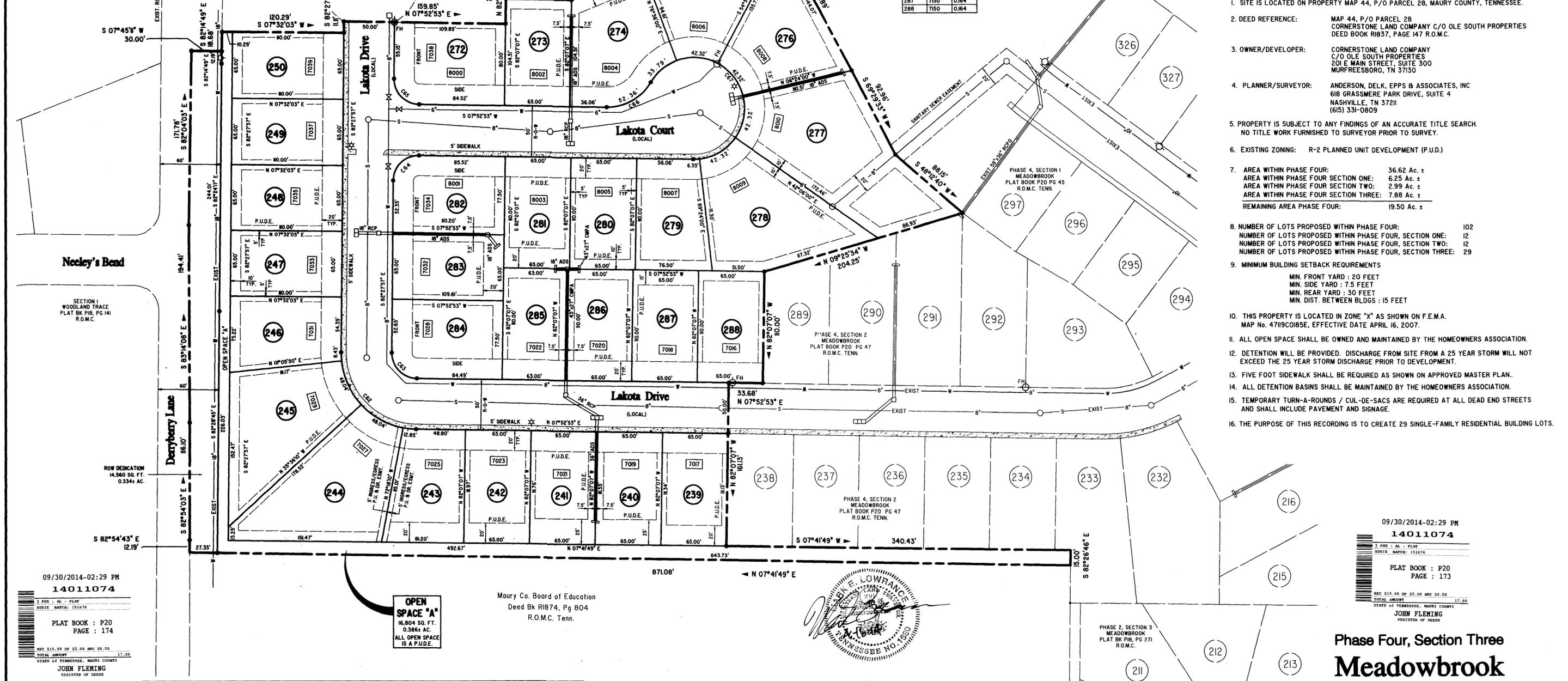
NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C62	89°39'10"	75.00	117.36	74.55	105.74	N 52°42'28" E
C63	89°39'10"	25.00	39.12	24.85	35.25	N 52°42'28" E
C64	90°20'50"	25.00	39.42	25.15	35.46	S 37°17'32" E
C65	89°39'10"	25.00	39.12	24.85	35.25	N 52°42'28" E
C66	60°00'00"	50.00	52.36	28.87	50.00	S 22°07'07" E
C67	240°00'00"	50.00	209.44	-86.60	86.60	S 67°52'53" W

Lot Data

LOT NO.	SQ. FT.	ACRES
239	7230	0.166
240	7244	0.166
241	7257	0.167
242	7271	0.167
243	8017	0.184
244	13596	0.312
245	12302	0.282
246	7593	0.174
247	7150	0.164
248	7150	0.164
249	7150	0.164
250	7150	0.164
272	8637	0.198
273	6793	0.156
274	10230	0.235
275	14514	0.333
276	10108	0.232
277	18027	0.414
278	13278	0.305
279	7643	0.175
280	7150	0.164
281	7150	0.164
282	8423	0.193
283	7150	0.164
284	8359	0.192
285	6930	0.159
286	7150	0.164
287	7150	0.164
288	7150	0.164



VICINITY MAP not to scale



- NOTES:**
- SITE IS LOCATED ON PROPERTY MAP 44, P/O PARCEL 28, MAURY COUNTY, TENNESSEE.
 - DEED REFERENCE: MAP 44, P/O PARCEL 28, CORNERSTONE LAND COMPANY C/O OLE SOUTH PROPERTIES DEED BOOK R1637, PAGE 147 R.O.M.C.
 - OWNER/DEVELOPER: CORNERSTONE LAND COMPANY C/O OLE SOUTH PROPERTIES 201 E MAIN STREET, SUITE 300 MURFRESBORO, TN 37130
 - PLANNER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES, INC 616 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TN 37211 (615) 331-0809
 - PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
 - EXISTING ZONING: R-2 PLANNED UNIT DEVELOPMENT (P.U.D.)
 - AREA WITHIN PHASE FOUR: 36.62 Ac. ±
 AREA WITHIN PHASE FOUR SECTION ONE: 6.25 Ac. ±
 AREA WITHIN PHASE FOUR SECTION TWO: 2.99 Ac. ±
 AREA WITHIN PHASE FOUR SECTION THREE: 7.88 Ac. ±
 REMAINING AREA PHASE FOUR: 19.50 Ac. ±
 - NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR: 102
 NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR, SECTION ONE: 12
 NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR, SECTION TWO: 12
 NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR, SECTION THREE: 29
 - MINIMUM BUILDING SETBACK REQUIREMENTS
 MIN. FRONT YARD: 20 FEET
 MIN. SIDE YARD: 7.5 FEET
 MIN. REAR YARD: 30 FEET
 MIN. DIST. BETWEEN BLDGS: 15 FEET
 - THIS PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON F.E.M.A. MAP No. 4719C0185E, EFFECTIVE DATE APRIL 16, 2007.
 - ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - DETENTION WILL BE PROVIDED. DISCHARGE FROM SITE FROM A 25 YEAR STORM WILL NOT EXCEED THE 25 YEAR STORM DISCHARGE PRIOR TO DEVELOPMENT.
 - FIVE FOOT SIDEWALK SHALL BE REQUIRED AS SHOWN ON APPROVED MASTER PLAN.
 - ALL DETENTION BASINS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - TEMPORARY TURN-A-ROUNDS / CUL-DE-SACS ARE REQUIRED AT ALL DEAD END STREETS AND SHALL INCLUDE PAVEMENT AND SIGNAGE.
 - THE PURPOSE OF THIS RECORDING IS TO CREATE 29 SINGLE-FAMILY RESIDENTIAL BUILDING LOTS.

09/30/2014-02:29 PM
14011074
 2 PLS. AL - PLAT
 SDRS. BARCH: 151676
 PLAT BOOK : P20
 PAGE : 173
 REC 515.00 DP 22.00 ARC 50.00
 TOTAL AMOUNT 17.00
 STATE OF TENNESSEE, MAURY COUNTY
 JOHN FLEHING
 REGISTER OF DEEDS

Phase Four, Section Three Meadowbrook

<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon as evidenced in Book No. R1637, page 147, R.O.M.C., and that I (We) hereby adopt this plan of subdivision with My (Our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations.</p> <p>Owner(s) <i>[Signature]</i> CORNERSTONE LAND CO. Date <i>4/17/14</i></p>	<p>CERTIFICATE OF APPROVAL OF WATER SYSTEM</p> <p>I hereby Certify that the Water System(s) outlined or indicated on the Final Subdivision Plat entitled: MEADOWBROOK, PHASE 4, SECTION THREE has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.</p> <p>Date: <i>Sept 19, 2014</i> <i>[Signature]</i> Name/Title/Agency or Authorized Approving Agent</p>	<p>CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM</p> <p>I hereby Certify that the Sewer System(s) outlined or indicated on the Final Subdivision Plat entitled: MEADOWBROOK, PHASE 4, SECTION THREE has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.</p> <p>Date: <i>9/19, 2014</i> <i>[Signature]</i> Name/Title/Agency or Authorized Approving Agent</p>	<p>CERTIFICATE OF SURVEY ACCURACY</p> <p>I (we) hereby Certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category "A" Land Survey as defined in Title 62, Chapter 16, Tennessee Code Annotated, and that the Ratio of Precision is equal to or greater than 1:10,000.</p> <p>Date: <i>4-16-14</i> <i>[Signature]</i> Registered Land Surveyor No. <i>1660</i></p>	<p>CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS OR BOND POSTING</p> <p>I hereby Certify: (1) That all streets designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the City of Spring Hill, Tennessee, Subdivision Regulations, or (2) That a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.</p> <p>Date: <i>9/19/14</i> <i>[Signature]</i> Appropriate Governmental Representative</p>	<p>CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES</p> <p>Street Names and addresses approved by Maury County 911.</p> <p><i>[Signature]</i> Authorized Approving Agent Date <i>8-30-14</i></p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I hereby Certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Spring Hill, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Williamson County Register.</p> <p>Date: <i>9/19/14</i> <i>[Signature]</i> Secretary, City of Spring Hill Planning Commission</p>	<p>FINAL SUBDIVISION PLAT</p> <p>CITY of SPRING HILL PLANNING COMMISSION</p> <p>TOTAL ACRES <u>7.877</u> TOTAL LOTS <u>29</u> ACRES ROADWAY <u>1.63</u> ACRES OPEN SPACE <u>0.386</u> OWNER <u>CORNERSTONE LAND COMPANY</u> ZONING <u>R-2 P.U.D.</u> SURVEYOR <u>ANDERSON, DELK, EPPS & ASSOC.</u> DATE <u>2-18-14</u></p> <p>SCALE: 1" = 50'</p>
--	---	---	--	--	---	--	---

RESOLUTION 16-154

**A RESOLUTION TO AUTHORIZE THE PURCHASE
OF TWO (2) TRAILER MESSAGE BOARDS**

WHEREAS, the Spring Hill Police and Public Works Departments were allocated \$30,000.00 for Message Boards in the 2016-2017 fiscal budget; and

WHEREAS, each Department is in need of trailer message boards to deliver public safety messaging on city roads; and

WHEREAS, if awarded, the TML safety grant for \$4,000.00 will be used toward the purchase cost of the trailer; and

WHEREAS, City staff has reviewed prior proposals and has made a recommendation to the Budget Finance Advisory Committee.

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill authorizes the purchase of two (2) trailer message Boards from K&K Systems, Inc. from the TDOT State Wide Contract 219 for a total of \$26,450.66, as recommended by the Budget and Finance Advisory Committee on November 7, 2016.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 21st day of November 2016.

ATTEST:

Rick Graham, Mayor

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney



**City of Spring Hill
Budget and Finance Committee
Purchase Evaluation Form**

*Department: Police, Public Works
Presented By: Don Brite, Chief of Police
Date: November 7th, 2016
Department Budget Status:*

- I. Purpose/Overview of Purchase:** To Purchase two trailer message boards for police and public works to be used on city roads to display messages/warnings to the public during road construction, special events and any other situation warranted.
- II. Background Information:** Message boards were budgeted for each department at \$15,000.00 each. (2016-2017) Boards are not only for messaging, but for safety also, by warning the public about roadway conditions, hazards, or give directions. TDOT purchases these boards off state contract from K&K systems. The boards will be shared or used by each department when needed. The boards display 3 lines of text and also can display graphics. Graphics allow for directional arrows and MUTCD symbols which can be beneficial during messaging.
- III. Financial Impact to Budget:** Total amount budgeted: (\$30,000.00)
Total cost for both: (\$26,450.66)
Less TML safety grant: (-\$4000.00)
Total cost after grant, if awarded:(\$22,450.66)
- IV. Alternative Options:** RFP
- V. Staff Recommendations:** Recommend to purchase two trailer message boards off of state contract from K&K systems for a total cost of \$26,450.66. (if we receive the TML safety grant for \$4,000.00, total cost will be \$22,450.66)



Tel: 888-414-3003
Web: www.k-ksystems.com
Fax: 662-566-7123
Email: Sales@k-ksystems.com

Changeable Message Display Trailer Mounted

"GET THE MESSAGE ACROSS"

MODEL MB14281

FEATURES

- Graphic Capability
- Quick Message Selection
- Removable Tongue
- Lockable Cabinets
- Password Protection
- Powder Coat Paint
- Tongue Jack (with wheel)
- 1/8" Lexan Face
- NTCIP Controller
- Independent Module Operation
- Photocell for Auto dimming
- RF Immunity

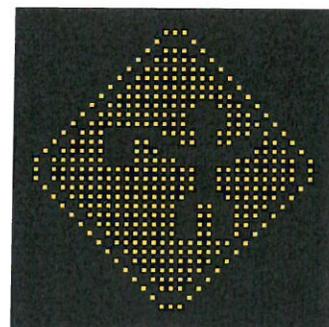


Quick Selection Switch



With K&K Systems' **Quick Message Selection Switch** you are able to switch between the first 16 user defined messages that you have created. This will allow for field workers to have no experience in programming - just turn the thumbwheel to desired message number.

GRAPHIC CAPABILITY



- MUTCD Symbols
- Arrow Board Patterns

General Specifications for Model MB14281

Solar Powered, Portable Changeable Message Sign. Capable of three lines of alphanumeric 18" high text and graphics/animations, all LED display, self contained on board computer, multiple alphanumeric fonts, powder coat paint system. Display is 142" x 81", with hydraulic style trailer. Supports up to 260 predefined messages (text and graphics). Supports storage of up to 100 changeable messages. System comes standard with eight-(8) 6-volt batteries (totaling 900 12V amps) and 220 watts of solar. NTCIP Compliant.

Trailer

Width: 79"
Length with tongue: 172"
Length without tongue: 120"
Transport Height: 112.5"
Operating Height: 167"
Salt Spray: 1,000 hours
Paint: Powder Coat
Main frame: 2"x5"x1/8"
Front/Rear Cross members: 2"x3"x1/8"
Wheels: 5 lug-P205/75R15
Axle: Straight tubular steel 3500 pounds
Fenders: 16 gauge steel
Jacks: Adjustable 15" jacks (2000 lbs. capacity) on each corner of the trailer. Tongue jack.
Hitch: 2" hitch, 1/4" safety chains with hooks

Display Modules

Pixel Matrix: 27x48 Pixel Arrangement
LED Module: Each is 6x9 matrix
LED's Per Pixel: 4
LED Type: Agilent amber 592NM
Viewing Angle: 30 degrees
Visibility: 4800 feet
Hours: 100,000 hour LED
Lines: Displays 3 lines of text and also displays **Graphics**
Characters per line: 8 (12 characters optional)
Character Height: 18"
***If one module fails the remainder of board is unaffected.**

Options

Locking lug nuts
Cell Modem
Radar
Pintle ring or bulldog hitch
Electric or hydraulic brakes
Custom Paint
Other Options available

Display Enclosure

Construction: Extruded Aluminum 6063 alloy with a T5 temper.
Length: 142" **Width:** 81" **Depth:** 6"
Paint: Powder coat paint, flat black finish
Salt Spray: 1000 hours
UV Resistant: 500 hours
Seal: Weather resistant
Venting: Vented top and bottom
Front face: .125 thick polycarbonate with UV matt finish
Raising and lowering of display: Electro-hydraulic
Secondary raise and lowering: Manual hand pump
Mounting Studs: constructed of .080 aluminum
Back skin: constructed of .080 aluminum

Power and Charging

Batteries: (6) 6 volt batteries, combined 675 amps
Battery Charger: 110 Volt, 1000 watt, 60amp
Recharge: 24 hours
Onboard diagnostics to monitor: Solar, battery, and load
Solar: (2) 110 watt Solar panels
Regulator: 30 amp regulator with low voltage & high voltage disconnect.

Controller

Preprogrammed Messages: 260 also includes arrow and MUTCD symbols
User programmable: 100
Message Timing: Slow, medium, fast
Dimming: Auto or Manual
Protection: Password
Quick Message Selection: Thumbwheel to quickly select between 16 user programmable messages.
Controller Display: LCD
Data Entry: Mini Keyboard
Memory: Non volatile
***Pre-wired to accommodate radar, cell modem, and PC**
****"Auto Resume" after power failure**

687 Palmetto Road
 Tupelo, MS 38801
www.k-systems.com

email: cphillips@k-systems.com
 Phone: Office 662-566-2025, Cell: 662-542-3182
 Fax: 662-566-7123 TollFree: 888-414-3003

Quotation #: Q161012CP-2
 Quotation Date: 10/12/2016
 Customer Type: Your Cost

Customer Contact: Admin. Sgt. Charlie Spires
 Quote Valid: 45 days
 Prepared by: **Chip Phillips**

<u>Bill To:</u>	<u>Ship To:</u> (Update if different than Bill To address)
Name: Admin. Sgt. Charlie Spires	Name: Admin. Sgt. Charlie Spires
Company Name: Springhill Police Department	Company Name: Springhill Police Department
Street Address: 3636 A Royal Park Blvd.	Street Address: 3636 A Royal Park Blvd.
Address 2:	Address 2:
City, ST ZIP Code Springhill, TN 37174	City, ST ZIP Code Springhill, TN 37174
Tel:	Tel:
Cell: 931-384-0687	Cell: 931-384-0687
Fax:	Fax:
email: cspires@springhilltn.gov	email: cspires@springhilltn.gov

Product

<u>Model #</u>	<u>Description</u>	<u>Base Price</u>
MB14281	Solar Powered, Portable Changeable Message Sign. Capable of three lines of alphanumeric 18" high text and graphics/animations, all LED display, self contained on board computer, multiple alphanumeric fonts, powder coat paint system. Display is 142" x 81", with hydraulic style trailer. Supports up to 260 predefined messages (text and graphics). Supports storage of up to 100 changeable messages. System comes standard with six (6) 6-volt batteries (totaling 675 12V amps) and 220 watts of solar. NTCIP Compliant.	\$13,225.33

Packaging

K&K Delivers

Options and Accessories - PER UNIT

<u>QTY per Unit</u>	<u>Item #</u>	<u>Description</u>	<u>Price Each</u>	<u>Price per Unit</u>
---------------------	---------------	--------------------	-------------------	-----------------------

2-3 UNITS CONTRACT DISCOUNT PRICE

Special Notes

TDOT Contract SWC 219.

Terms of Purchase

FOB: Tupelo, MS 38801
 Delivery (weeks): 4-6 Weeks
 Warranty: 1 year limited warranty, Factory Depot

Per System Total:	\$13,225.33
Total QTY of Systems: 2	\$26,450.66
Total Shipping Costs:	Included
Taxes:	
GRAND TOTAL:	\$26,450.66

Sales Person Signature: Chip Phillips

Work Order# ENTER WO #

Sales Manager Signature: Timothy Keith

Client PO# ENTER PO #

Please note: The above specifications and quotation does not include shipping, permits, or taxes unless otherwise stated. The freight charge is an approximate estimate for your reference; the actual charge may vary. There will be an additional 3% charge on all credit card orders unless otherwise stated *Lead-time committed is based on the date Purchase Order is received by K&K Systems and deposit made and/or credit approved. Lead time is not based on the date quoted.

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-
-
-
-

- [Products](#)
- [Used Units](#)
- [Rental Units](#)

• **Products:**

- Solar Flashing Beacons
- ECO Solar Flasher Beacons
- Sign Alert Systems
- Rectangular Rapid Flash Beacons
- Radar Speed Monitors
- Arrow Boards
- Changeable Message Displays
- Mini Messenger
- Specialty Lights
- System Components
- Rental and Used Units

MB14281

Hydraulic Trailer Mounted Message Boards

[Overview](#)

[General Specifications](#)

[Options](#)

[FAQ's](#)

[Videos](#)

[Brochure](#)

[Manuals & Specs](#)

Question: How do you prevent the unit from being stolen?

Answer: We have three safety features that prohibit theft of the units: 1) The tongue is able to be taken out of trailer once setup into place, 2) The tongue can be left in and a padlock can be placed into the hitch receiver, or 3) You can get the optional wheel locks that keep unit from being transported.

Question: How hard are they to program?

Answer: Our Portable Message Signs are very easy to program. Please see our instructions for programming under "support documents" for each model.

Question: How long will they run?

Answer: This depends on how the systems will be run & how much sun they will receive each day. Our Systems should run year round 24/7 in most cases and the battery bank should let the unit run for about 21-30 days without solar.

Question: What can you display on the message signs?

Answer: You will be able to display any text you would like to put on them and also put graphics and arrow symbols on our full matrix models. They come with at least 215 preprogrammed messages when you receive your unit.

Question: How many characters will fit on them?

Answer: Our standard system will display three lines of eight characters per line. Our full matrix message signs will display three lines of optional 10-12 characters per line, if needed.

Question: How many batteries do you use?

Answer: Please see specifications on each model under "support documents" on the website.

Question: How much sun do I need to run this?

Answer: Our standard system should be just fine in most cases. When you get into your more northern states then you may require additional solar and batteries, but it also depends on how long the system will be run.

Question: What size message board do I need in my state?

Answer: Every state is different on their needs but we basically have two models to choose from for state roadways. The full matrix (can display text and graphics) and the character matrix (displays text only). You will have to check with your State Department to find exactly which type you will need. All models will work perfectly for any county or city streets.

Question: What options are available for these?

Answer: There are tons of options for these message signs, but some of the most popular are: radar, cell modem, GPS, Central Software Management, and much more. Just go to our "options" tab for each model to see available options.

Question: Do you rent these or just sell them?

Answer: K&K currently just manufacturers them to sell. If we have older, refurbished units on hand, we will rent to our local market.

Question: How many messages will they hold?

Answer: Our systems come with 215-260 preprogrammed messages and 100 user changeable slots that you can place multiple messages in.

Question: If the batteries run down, how long will it take to recharge them?

Answer: If hooked up to the internal AC charger, this charging process should not take over 24 hours.

Question: What is the quick selection switch?

Answer: K&K Systems' quick message selection switch allows users to create their 16 most used messages. Selecting the correct message is easy; just turn the thumb wheel to desired number.

Question: Why do I need the solar to tilt and rotate?

Answer: The solar tilt and rotate is designed to allow user to gain as much energy as possible from the sun. This works well in those winter months where there is not a lot of sunlight. (not available for all models)

Question: Do they meet all highway regulations?

Answer: Yes, our changeable message signs meet highway regulations.

Question: Do you carry parts for these?

Answer: Yes, we are the manufacturer and have spare parts available.

Question: Is there a way I can recharge the batteries myself if I need to?

Answer: Yes, our systems come with an AC battery charger that has an external plug for you to plug your extension cord into. The plug is located on the side of the control cabinet in newer models.

Question: Why do I need it to show graphics?

Answer: Graphics come in handy when trying to display a message as simple as possible followed by text. An example of this is a graphic of an "arrow left" followed by text message "merge left".

Question: How high will the display rise up and why do I need it to rise?

Answer: The display will rise to 7 feet to bottom of display. The display needs to be raised so drivers can see behind the unit in case there are pedestrians on the other side and to meet MUTCD guidelines.

Question: How do I raise it up and down?

Answer: There is a toggle switch located inside the control cabinet to raise and lower the changeable message display. You must also release the break located on the center mast pole before raising display.

Question: Do the messages flash?

Answer: They can be programmed to flash.

RESOLUTION 16-155

A RESOLUTION TO AUTHORIZE THE PURCHASE OF POLICE VEHICLES

WHEREAS, the Spring Hill Police Department was allocated to purchase new police vehicles in the current 2016-17 budget; and

WHEREAS, the Spring Hill Police Department is requesting to purchase a 2017 Chevrolet Silverado 1500 and 2017 Chevrolet Traverse through the State Contract with GM of Murfreesboro; and

WHEREAS, City staff has reviewed prior proposals and has made a recommendation to the Budget and Finance Advisory Committee.

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill authorizes the purchase of a Chevrolet Silverado 1500 and Chevrolet Traverse through the State Contract with GM of Murfreesboro, for \$55,921.88 as recommended by the Budget and Finance Advisory Committee on November 7, 2016.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 21st day of November 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter



**City of Spring Hill
Budget and Finance Committee
Purchase Evaluation Form**

Department: Police

Presented By: Don Brite, Chief of Police

Date: November 7th, 2016

Department Budget Status:

- I. Purpose/Overview of Purchase:** To Purchase two new vehicles for police department to be used for day to day police operations.
- II. Background Information:** Police department was allocated funding for new vehicles, 2016-17 fiscal budget. Requesting to purchase a Chevrolet Traverse and Chevrolet Truck for Detectives and Admin. This will allow us to equip two Chevrolet Caprices, that are presently being used as admin vehicles, into patrol division. Traverse state contract price- \$24,066.00 and the Chevrolet Truck state contract price- \$31,855.88. **** The remaining vehicles, 7 Caprices, will take 9 months to a year before we receive them due to Caprices being built in Australia. ****
- III. Financial Impact to Budget:** Total amount budgeted: (\$415,500.00)
Total cost for both: (\$55,921.88)
- IV. Alternative Options:** RFP
- V. Staff Recommendations:** Recommend to purchase the Chevrolet Traverse and Chevrolet 1500 Truck from GM of Murfreesboro off of State Contract for a total cost for vehicles, \$55,921.88.

RESOLUTION 16-156

**A RESOLUTION TO AUTHORIZE THE PURCHASE OF ANCILLARY LIGHTS
AND EQUIPMENT FOR POLICE VEHICLES**

WHEREAS, the Spring Hill Police Department was allocated to purchase new police vehicles with equipment in the current 2016-2017 budget; and

WHEREAS, the Spring Hill Police Department is requesting to purchase ancillary lights and equipment for police vehicles; and

WHEREAS, City staff has reviewed quotes from state contract vendors and provides the following recommendation to the Budget and Finance Advisory Committee:

<u>Vendor</u>	<u>Amount</u>	<u>Source</u>
Lawrenceburg Communications	\$1,087.50	(State Wide Contract)
Trucker's Lighthouse (Installation)	\$21,619.06 \$5,000.00	(State Wide Contract) (Quotes, Est.)
Turnkey Mobile	\$8,170.00	(Quote)
AutoTrim Design	\$1,500.00	(Quote)
GPS City	\$ 263.99	(Quote)
Stalker Radar	\$3,425.00	(State Contract)

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill authorizes the purchase of ancillary lights and equipment from state contract and quotes for total cost of \$41,065.55, as recommended by the Budget and Finance Advisory Committee on November 7, 2016.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 21st day of November, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney



City of Spring Hill Budget and Finance Committee Purchase Evaluation Form

Department: Police

Presented By: Don Brite, Chief of Police

Date: November 7th, 2016

Department Budget Status:

I. Purpose/Overview of Purchase: This purchase is for new equipment for new vehicles purchased in current budget and to outfit 2 caprices in administration that will be rotated into patrol.

II. Background Information: Current budget is allocated for purchase of new vehicles and equipment. Equipment purchased is for outfitting these vehicles with ancillary lights and other equipment for operation of vehicles.

III. Financial Impact to Budget: Ancillary lights and other equipment will be purchased from state contract and quotes from trucker's lighthouse and other vendors. Total cost for equipment is \$41,065.55.

Radios- state contract, \$1,087.50

Lights, equipment- Truckers Lighthouse, \$21,619.06

Install- Lawrenceburg Communications, \$5,000.00

MDT/ doc station/printer- Turnkey Mobile, \$8,170.00

Wrap- auto trim design, \$1,500.00

AVL antenna- GPS City, \$ 263.99

Radars- Stalker, \$3,425.00

IV. Alternative Options: RFP

V. Staff Recommendations: I recommend ancillary lights and equipment be purchased off state contract and or quotes from trucker's lighthouse and other vendors to outfit vehicles for use in police duties.

RESOLUTION 16-157

**A RESOLUTION TO AUTHORIZE THE PURCHASE
OF CARGO VEHICLE FOR THE GIS/IT DEPARTMENT**

WHEREAS, the GIS/IT Department needs a cargo/utility type vehicle; and

WHEREAS, the City of Spring Hill wishes to take advantage of the statewide bid contract for this purchase to save the cost of advertising for proposals; and

WHEREAS, city staff had made a recommendation to the Budget and Finance Advisory Committee; and

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill, Board of Mayor and Aldermen authorizes the purchase of a 2017 Chevrolet City Express FWD LT for the state contract amount of \$21,675.40 from Wilson County Motors, Lebanon, TN.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 21st day of November 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney



REQUEST: Approval of Resolution 16-XX
SUBMITTED BY: John Pewitt, GIS/IT Director
DATE: 10/31/16
RE: Purchase of 2017 Chevrolet City Express Cargo Van
ATTACHMENTS: Wilson County Motors State Bid Quote

PURPOSE:

Purchase compact utility van for IT department.

BACKGROUND:

The IT Department needs a vehicle it can outfit to serve as a mobile IT shop. Having tools, spare computer parts, cables and other accessories on hand at the various city sites will increase efficiency and productivity.

FINANCIAL IMPACT:

Staff received state bid for this vehicle from Wilson County Motors. State bid is under budget at \$21,675.40 and this is a budgeted item for the GIS/IT Dept.

STAFF RECOMMENDATION:

Favorable recommendation for purchase.

ACTION REQUIRED (INCLUDE DEADLINE /PRIORITY):

BFAC recommendation to BOMA to approve Resolution 16-XX to authorize expenditure of funds to purchase 2017 Chevrolet City Express compact cargo van.

John B. Pewitt,
GIS/IT Director

TN VEHICLE QUOTE TEMPLATE

Dealer	Wilson County Motor Co - Chevrolet
Specifications	2017 City of Spring Hill City Express 15T60

For internal TN use only

Specification Summary	
Brief Description	2017 City Express 15T60
Delivery location(s)	Spring Hill, TN
Delivery Region	Region 3
Volume Required	1
Delivery Date	60 to 150 Day Estimate

	Contract Details			
	Destination Charges	Dealer Profit	Prompt Pay Discount	Dealer After Market Svc. Fee
Region 1				
Region 2	\$ 1,195.00	\$ 730.00	0%	10.00%
Region 3	\$ 1,195.00	\$ 678.00	0%	10.00%
Region 4	\$ 1,195.00	\$ 769.00	0%	10.00%

INSTRUCTIONS FOR VENDORS

- Before completing this worksheet, please ensure you have reviewed the Detailed Vehicle Specifications included in addition to this worksheet
- For all cells highlighted in green, dealer shall provide a pricing or descriptive response based on the Detailed Vehicle Specification
- Blue cells are calculations that cannot be changed directly
- In addition to this worksheet, dealer must submit a detailed specification sheet for the make/model being proposed

Description	Price	Incentives	Notes
Vehicle Base Invoice	\$ 21,633.80		
Invoice pricing for all optional equipment (as required)	\$ 836.60		
Fleet incentive (enter as negative number)	\$ (2,468.00)		Varies---The minimum is based on the vehicle base invoice and may be increased with the additional manufacturer incentives or vehicle options.
Cost of after market add-ons	\$ -		Calculated from details below
Dealer after market service fee	10.00%	0%	If able to reduce after market service fee, enter percentage reduction here (enter as positive number)
Destination Charges	\$ 995.00	\$ 200.00	If able to reduce destination charge, enter amount of reduction here (enter as positive number)
Dealer Profit	\$ 678.00	\$ -	If able to reduce dealer profit, enter amount of reduction here (enter as positive number)
Vehicle Cost	\$ 21,675.40		
Prompt Pay Discount (NET 30)	0%	0%	If able to increase prompt pay discount, enter additional discount here (enter as positive number)
TOTAL VEHICLE COST (LESS DISCOUNT)	\$ 21,675.40		
Number Vehicles Purchased	1		
TOTAL EXTENDED COST	\$ 21,675.40		

Dealer Notes - Last Page

DEALER NOTES:

RESOLUTION 16-158

**A RESOLUTION TO AUTHORIZE THE PURCHASE OF DISASTER
EQUIPMENT**

WHEREAS, the Spring Hill Fire Department wishes to purchase 6-50 Person Shelter Kits to have on hand in the case of an emergency disaster; and

WHEREAS, Spring Hill Fire Department request to purchase the 6-50 Person Shelter Kit, to be paid for from the Departments Budget; and

WHEREAS; City staff has reviewed prior proposals and has made a recommendation to the Budget and Finance Advisory Committee.

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill authorizes the purchase of 6-50 Person Shelter Kit, from Pro-Pac in the amount of \$13,942.30 as recommended by the Budget and Finance Advisory Committee on November 7, 2016.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 21st day of November, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney



REQUEST: ***Approval of Resolution 16-158***

SUBMITTED BY: Terry W Hood, Fire Chief
City Staff, Department and Title

DATE: 11/01/2016

RE: 6-50 Person Shelter Kit

ATTACHMENTS: Quote from PRO-PAC

PURPOSE:

To have on hand in the case of an emergency disaster

BACKGROUND:

In case of a natural disaster, we will be able to put up 300 people with bedding and hygiene material. These kits have no shelf life and can be stored in a trailer indefinitely.

FINANCIAL IMPACT:

The bid came in at \$13,942.30

STAFF RECOMMENDATION:

Favorable Recommendation

ACTION REQUIRED (INCLUDE DEADLINE /PRIORITY):

RESOLUTION 16-159

**A RESOLUTION TO AUTHORIZE MOLD REMEDIATION AT
FIRE STATION 3**

WHEREAS, the Spring Hill Fire Department is in need of mold remediation at Station 3;
and

WHEREAS, Spring Hill Fire Department request permission to obtain the services of
Environmental Protective Solutions to perform mold remediation services at Station 3; and

WHEREAS; City staff advertised and received proposals for this project on October 14,
2016.

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill authorizes the
services of Environmental Protective Solutions to perform mold remediation services at Station
3 for the amount of \$5,540.00, as recommended by the Budget and Finance Advisory
Committee on November 7, 2016.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill,
Tennessee on the 21st day of November, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney



REQUEST: *Approval of Resolution 16-159*

SUBMITTED BY: Terry W Hood, Fire Chief
City Staff, Department and Title

DATE: 11/01/2016

RE: Mold Remediation of Station 3

ATTACHMENTS: Quote from Environmental Protective Solutions

PURPOSE:

Mold remediation of Station 3.

BACKGROUND:

Due to the poor air circulation of the air system, mold keeps accumulating in the ventilation and around the air vents in the station due to excess moisture.

FINANCIAL IMPACT:

The bid came in at \$5,540. This is to come out of our Fire Department budget. This was not accounted for in the budget.

STAFF RECOMMENDATION:

Favorable Recommendation

ACTION REQUIRED (INCLUDE DEADLINE /PRIORITY):



REQUEST: *Approval of Resolution 16-160*

SUBMITTED BY: Terry W Hood, Fire Chief
City Staff, Department and Title

DATE: 11/01/2016

RE: Replacement of HVAC and Ductwork due to Mold
Remediation at Station 3

ATTACHMENTS: Quote from Copeland & Son Air Conditioning and Heating
Services

PURPOSE:

Mold remediation of Station 3.

BACKGROUND:

Due to the poor air circulation of the air system, mold keeps accumulating in the ventilation and around the air vents in the station due to excess moisture. To prevent this from happening again, we need a new air system in the station and insulation in the attic.

FINANCIAL IMPACT:

The bid came in at \$51,100. This is to come out of our Fire Department budget. This was not accounted for in the budget.

STAFF RECOMMENDATION:

Favorable Recommendation

ACTION REQUIRED (INCLUDE DEADLINE /PRIORITY):

RESOLUTION 16-160

**A RESOLUTION TO APPROVE REPLACEMENT OF HVAC AND
DUCTWORK IN CONCURRENCE WITH MOLD REMEDIATION AT FIRE
STATION 3**

WHEREAS, the Spring Hill Fire Department detected mold in Station 3 and is required to replace HVAC unit and ductwork; and

WHEREAS, City Staff advertised and accepted proposals from qualified contractors on October 14, 2016 has made a recommendation.

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill authorizes the replacement of HVAC and Ductwork in Fire Station 3 from Copeland and Son Heating and Air in the amount of \$51,100.00, as recommended by the Budget and Finance Advisory Committee on on November 7, 2016.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 21st day of November, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney



REQUEST: *Approval of Resolution 16-160*

SUBMITTED BY: Terry W Hood, Fire Chief
City Staff, Department and Title

DATE: 11/01/2016

RE: Mold Remediation of Station 3 Part 2

ATTACHMENTS: Quote from Copeland & Son Air Conditioning and Heating Services

PURPOSE:

Mold remediation of Station 3.

BACKGROUND:

Due to the poor air circulation of the air system, mold keeps accumulating in the ventilation and around the air vents in the station due to excess moisture. To prevent this from happening again, we need a new air system in the station and insulation in the attic.

FINANCIAL IMPACT:

The bid came in at \$51,100. This is to come out of our Fire Department budget. This was not accounted for in the budget.

STAFF RECOMMENDATION:

Favorable Recommendation

ACTION REQUIRED (INCLUDE DEADLINE /PRIORITY):

RESOLUTION 16-161

**A RESOLUTION TO HAVE DMD CONSULTANTS INC SANDBLAST/PAINT
153 HYDRANTS**

WHEREAS, the Spring Hill Fire Department is in need of sandblasting/painting of 153 hydrants; and

WHEREAS, Spring Hill Fire Department request permission to obtain the services of DMD Consultants to sandblast/paint 153 hydrants, to be paid for from the Departments Budget of the Fire Department and the Public Works Department; and

WHEREAS; City staff has reviewed prior proposals and has made a recommendation to the Budget and Finance Advisory Committee.

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill authorizes the services of DMD Consultants to sandblast/paint 153 hydrants for the amount of \$19,890.00 as recommended by the Budget and Finance Advisory Committee on November 7, 2016.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 21st day of November, 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney



REQUEST: *Approval of Resolution 16-161*

SUBMITTED BY: Terry W Hood, Fire Chief
City Staff, Department and Title

DATE: 11/01/2016

RE: Hydrant Sandblasting/Painting

ATTACHMENTS: Quote from DMD Consultants Inc

PURPOSE:

To have 153 hydrants sandblasted, primer coated, and then painted. This will be a yearly rotation.

BACKGROUND:

The hydrants in the City are in need of repainting. The Fire Department has been the ones painting these hydrants but the paint that was used was not the right type for hydrants, hence the chipping and fading paint.

FINANCIAL IMPACT:

The bid came in at \$130 per hydrant for a total of \$19,890. This is to be split between the water department and the fire department.

STAFF RECOMMENDATION:

Favorable Recommendation

ACTION REQUIRED (INCLUDE DEADLINE /PRIORITY):

RESOLUTION 16-162

**A RESOLUTION TO AUTHORIZE THE INSTALLATION OF
DIGESTER EQUIPMENT FOR THE WASTEWATER TREATMENT
PLANT**

WHEREAS, the Wastewater Treatment Department is in need of new Digester Equipment for the purpose of odor control; and

WHEREAS, city staff advertised and received proposals on September 27, 2016; and

WHEREAS, city staff has made a recommendation to the Budget and Finance Advisory Committee.

NOW, THEREFORE BE IT RESOLVED, that the City of Spring Hill, Board of Mayor and Aldermen authorizes the installation of Digester Equipment from W & O Construction in the amount of \$424,800.00.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 21st day of November 2016.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney



REQUEST: Approval of Resolution 16-162

SUBMITTED BY: Travis Massey, Wastewater Treatment
Plant Superintendent

DATE: 10-26-2016

RE:

ATTACHMENTS: Bid Form

PURPOSE:

That we put on hold the blower project and use the money that was budgeted for blower on the digester aerators project.

BACKGROUND:

The digester project is to reduce the odor issues that we have had in the past. We had budgeted \$100,000 for blower and the lowest bid was \$133,000. We budgeted \$360,000 for digester project and the lowest bid was \$424,800.

FINANCIAL IMPACT:

I would take the \$100,000 from the blower project and use it to get the digester project done now. If after first of the year you all want to amend the budget to do the blower project that's fine or I can put it in my CIP for next year.

STAFF RECOMMENDATION:

ACTION REQUIRED (INCLUDE DEADLINE /PRIORITY):



WASTE WATER TREATMENT PLANT
DIGESTER AERATORS/MIXER SYSTEM

Bid Form

Attention: April Goad, City Recorder

The undersigned bidder declares that they have examined the invitation for Bids, Specifications, performed a site visit and has informed their self fully in regard to all the terms and conditions pertained thereto, and has satisfied their self relative to the work to be performed.

The Bidder proposes and agrees if their bid is accepted, within ten (10) days to enter into a contract to:

Furnish all materials, equipment, labor and supervision to supply and install a four (50 horsepower) floating aerators with combination blower/mixer (7.5 horsepower) at the waste water treatment plant's digester. The aerators/mixers installation shall include electrical and wiring, cables, guiderail assemblies, walkways, starter and control panels, startup, training and all required appurtenances to provide a complete and operable system. Digester aerators/mixers system is to be installed at the digester within the waste water treatment plant located at 3893 Mahlon Moore Road, Spring Hill, TN 37174. Project is to be completed within thirty (30) calendar days from the Award of Contract in accordance with the invitation for Bids and Specifications at the following price. Consideration will be given to the contractor for equipment order and shipment time.

Base Bid: \$ 424,800

Four hundred twenty four thousand eight hundred dollars
(words)

RESPECTFULLY SUBMITTED,

W & O Construction Co., Inc.
CONTRACTOR (signed)

BY R. Roakley, Jr.

150 Construction Drive

Livingston, TN 38570
ADDRESS

931-403-1000
TELEPHONE NUMBER

DATE: September 27, 2016

EMAIL ADDRESS: rloakley@wocc.com

CONTRACTOR'S CURRENT TENNESSEE LICENSE NUMBER: 8039

ORDINANCE 16-24

AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY AMENDING ARTICLE IV (GENERAL PROVISIONS), SECTION 8.1, DEVELOPMENT CATEGORIES, AND BY CREATING ARTICLE IV (GENERAL PROVISIONS), SECTION 21, PROVISIONS FOR TELECOMMUNICATION TOWERS, TO INCLUDE PROVISIONS FOR TELECOMMUNICATION TOWERS

WHEREAS, the Board of Mayor and Aldermen for the City of Spring Hill may, pursuant to its charter and the general laws of the State of Tennessee, have right to enact and amend the Spring Hill Zoning Ordinance 86-47. Said amendments being within the adopted Comprehensive Plan purpose of promoting the public health, safety, morals, convenience, order, prosperity, and general welfare of the community; and

WHEREAS, the Spring Hill Municipal Planning Commission has created a precedent of promoting safe and orderly development standards; and

WHEREAS, the Spring Hill Municipal Planning Commission has recommended to the Board of Mayor and Aldermen on the 10th day of October, 2016 to amend Zoning Ordinance 86-47 of the City of Spring Hill, as hereafter described;

BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE BOARD OF MAYOR AND ALDERMEN:

Section 1. That Article IV (General Provisions), Section 8.1, Development Categories, is repealed and replaced as attached hereto.

Section 2. That Article IV (General Provisions), Section 21, Provisions for Telecommunication Towers, is created as attached hereto.

Section 3. That Article (Exceptions), Section 4 be amended to strike transmission towers from the height limit exceptions.

BE IT FURTHER ENACTED, that all ordinances or parts of ordinances in conflict herewith, be and same hereby, are repealed or modified as the case may be.

BE IT FURTHER ENACTED, that this Ordinance shall take effect from and after its adoption the public welfare requiring it.

PASSED AND ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE, this, the 21st day of November, 2016.

Article IV, General Provisions

Section 8.1, Development Categories

- (b)(1)(e) Telecommunication towers or structures

Section 21, Telecommunication Towers or Structures

21.1 Purpose

The purpose of this section is to provide guidelines for the regulation of telecommunication towers, antennae and associated structures.

21.2 Definitions

As used in this ordinance, the following terms shall have the meanings set forth below:

- (a) Antenna - An apparatus designed for telephone, data, radio, or television communications.
- (b) Cell - The area served by one communication tower.
- (c) Co-location - The use of one tower to support more than one wireless communications provider.
- (d) FAA – The Federal Aviation Administration.
- (e) FCC – The Federal Communications Committee.
- (f) Stealth Tower - A tower constructed with concealed antennae and designed to blend in with its surroundings.
- (g) Tower – Any structure designed to support one or more antennas.

21.3 Applicability

All new towers are subject to these regulations, except for the following:

- (a) AM, FM and television towers
- (b) Pre-existing towers

21.4 General Requirements

- (a) Height: The maximum height of any tower shall not exceed 200 feet. Maximum height is measured from the finished grade of the base to the highest point of the tower, including any component that is placed at the top of the tower (ex. antennae, lightning rod, etc.).
- (b) Aesthetics: All new towers shall be of stealth type construction. This requirement may be appealed to the Board of Zoning Appeals. The design of buildings and related structures at the tower site shall blend in with the natural surroundings or with surrounding structures. Any approved tower shall be

painted to blend in with its surroundings or when appropriate Tennessee Sky Blue.

(c) Co-location: To reduce the number of towers in the community, co-location is strongly encouraged.

(d) Lighting: Towers shall not be artificially lighted unless required by the FAA or other applicable authority.

(e) State and Federal Requirements: All towers must meet or exceed current standards and regulations of the FAA and FCC.

(f) Siting Preferences:

1. Placement on existing towers, structures or buildings
2. Co-location on an existing tower
3. Stealth tower design

21.5 Submittal Requirements

The applicant must demonstrate why the chosen location is the most suitable site for the tower or why co-location is not possible. The following items must be submitted:

(a) Tower specifications

(b) Site plan

(c) Landscape plan

(d) Fencing plan

(e) Location map indicating the proposed site and all existing towers within a five-mile radius

(f) Co-location analysis

(g) Fall zone analysis

(h) Coverage and capacity map

(i) FCC/FAA information

(j) Antenna owner information

(k) Renderings of the proposed tower and accompanying structures at the tower site indicating color and typical appearance from nearby streets

21.7 Abandonment

Any tower, not continuously operated for a period of six (6) months, shall be considered abandoned and the owner shall remove the tower within 90 days of notification.

Article XI, Exceptions and Modifications

Section 4, Exception of Height Limits – strike radio towers and transmission towers

SUBJECT: ORD 16-24 (Provisions for Telecommunication Towers)

DATE: November 7, 2016

ATTENTION: Board of Mayor and Aldermen (BOMA)

DEPARTMENT HEAD: Dara Sanders, Planning Director



STAFF MEMORANDUM

Proposal: Due to the absence of basic criteria in the Zoning Ordinance, the Planning Department was directed by the Mayor and City Administration to draft provisions to govern new telecommunications towers in Spring Hill. Our neighboring municipalities and jurisdictions have adopted a variety of different types of telecommunications towers and various levels of provisions.

Staff has proposed minimal provisions that would govern the tower height, tower design, and the submittal information that must be provided when a property owner/applicant is proposing a new site. The details of the proposal are attached to this report, and below is a summary of staff's proposal:

Section	Proposal
Article IV, Section 8.1	Require that all new telecommunication towers or structures obtain Planning Commission approval of a site plan application prior to construction
Article IV, Section 21	Add a new section outlining the requirements of telecommunication towers or structures
	List new AM, FM, and television towers as exempt from these regulations
	Limit new towers to 200 feet in height and require stealth towers (see attached exhibit)
	Require information indicating the tower specifications, identifying existing surrounding towers, justifying the need for an additional tower, and showing the fall zone should the tower collapse
	Adopt an abandonment clause that authorizes the City to require the removal of abandoned towers
Article XI, Section 4	Strike radio and transmission towers from the height limit exceptions

Planning Commission recommendation: On October 10, 2016, the Planning Commission forwarded this request to the Board of Mayor and Aldermen with a recommendation for approval.

PREVIOUS BUSINESS

ORDINANCE 16-23

AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY REZONING PROPERTY BEING MAURY COUNTY TAX MAP 028, PARCEL 001.25, FROM B-3, INTERMEDIATE BUSINESS DISTRICT, TO R-4, HIGH DENSITY RESIDENTIAL

WHEREAS, the City of Spring Hill Zoning Ordinance, the same being Ordinance No. 86-47, and the zoning maps therein adopted, should be amended by rezoning the property herein described as Maury County Tax Map 028, Parcel 001.25, from B-3, Intermediate Business District, to R-4, High Density Residential; and

WHEREAS, said property to be rezoned from B-3 to R-4 is located within the corporate limits of the City of Spring Hill; and

WHEREAS, this Ordinance was not recommended by the Spring Hill Municipal Planning Commission on September 12, 2016, with notice of said hearing being given fifteen (15) days or more before said approval; and

WHEREAS, all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that the Zoning Ordinance 86-47 and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein-described as Maury County Tax Map 028, Parcel 001.25, from B-3 to R-4, which amendment shall take effect from and after its adoption, the public welfare requiring it.

BE IT FURTHER ORDAINED, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

Passed on First Reading: (on agenda October 17, 2016)

Passed on Second Reading:

SUBJECT: ORD 16-23 (Maury County Tax Map 028 Parcel 001.25)

DATE: October 3, 2016

ATTENTION: Board of Mayor and Aldermen (BOMA)

DEPARTMENT HEAD: Dara Sanders, City Planner



STAFF MEMORANDUM

Property description: This property is located at the northwest corner of Stephen P. Yokich Parkway and Red Pepper Ridge, at the entrance of The Laurels at Town Center and south of City Hall. The current zoning designation of the subject property is B-3, Intermediate Business District. The surrounding land use and zoning is as follows:

North: Vacant, B-3, Intermediate Business District
South: Vacant, B-3, Intermediate Business District
East: Vacant, B-4, Central Business District
West: Single-family residential, R-2 Planned Unit Development

Request: The applicant requests rezoning approval to R-4, High Density Residential, to allow for 16 townhomes. Staff has calculated the required lot area for 16 dwelling units on this 1.24-acre tract and has determined that sufficient area exists.

This application is accompanied by the required plan showing the proposed development of the property, including proposed access, building location, and building design.

Spring Hill Rising 2040: The future land use designation of this property is Downtown/City Center, which is characterized by a compact, walkable environment typical of town centers. Development creates and promotes our sense of place and community, and it encourages active living and community interaction. Future Development emphasizes connectivity and uses that generate a high level of activity. These are not developments that are designed to accommodate the automobile and related services. Buildings are typically two or more stories and reinforce traditional pedestrian scale. They have shallow setbacks and are used to frame the street.

Discussion: The submitted plans indicate access via Red Pepper Ridge. Concerns regarding the traffic to be generated and its effect on Red Pepper Ridge were expressed by the public. The possibility of access being on Steven P. Yokich Parkway, a limited access road, was discussed. Also, the possibility of an additional shared access point with the property located to the north, via Steven P. Yokich Parkway, near the intersection with Kedron Parkway, was discussed. The Planning Commission determined that the traffic generated by the 16 proposed townhomes is not sufficient to warrant any type access directly on to Steven P. Yokich Parkway.

The developer is aware of buffer and sidewalk requirements, the details of which, will be discussed at a later date.

Recommendation: On September 12, 2016, the Planning Commission forwarded this request to the Board of Mayor and Aldermen with a recommendation for denial. Should the BOMA decide to act on the prepared ordinance to approve the R-4 zoning district, which is not in accordance with the Planning Commission's recommendation, approval would require a majority vote of the BOMA membership instead of a majority vote of those present.

City of Spring Hill, Tenn.

199 Town Center Parkway | Spring Hill, TN 37174 | (931) 486-2252

