

RESOLUTION 14-69

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR AUTUMN RIDGE PHASE 3 SECTION 1

WHEREAS, Developer Donnie Cameron has a recorded Final Plat for Autumn Ridge Phase 3 Section 1 in Williamson County Plat Book P52, Page 50;and

WHEREAS, said Plat show public rights-of-way proposed for dedication to the City of Spring Hill; and

WHEREAS, an Offer of Dedication, Deeds of Conveyance and a Maintenance Surety have been submitted pursuant to the Subdivision Regulations; and

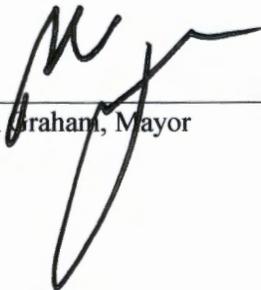
WHEREAS, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the road rights-of-way, the design intent has been achieved; and

WHEREAS, the developer is required under Section VI, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

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

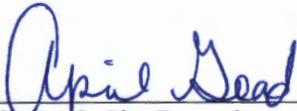
NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of road rights-of way within Autumn Ridge Phase 3 Section 1 as shown on the recorded plat is hereby approved.

Passed and adopted this 16th day of June, 2014.



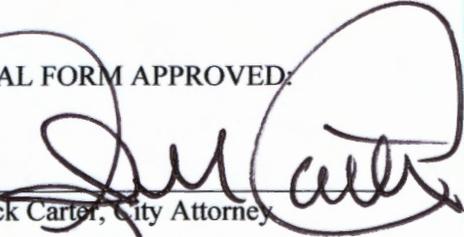
Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

**RESOLUTION 14-31 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION RECOMMENDING ACCEPTANCE AND DEDICATION OF ROAD
RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING
PLAT FOR
AUTUMN RIDGE PHASE 3 SECTION 1**

WHEREAS, Developer Donnie Cameron has a recorded Final Plat for Autumn Ridge Phase 3 Section 1 in Williamson County Plat Book P52, Page 50; and

WHEREAS, said Plat show public rights-of-way proposed for dedication to the City of Spring Hill; and

WHEREAS, an Offer of Dedication, Deeds of Conveyance and a Maintenance Surety have been submitted pursuant to the Subdivision Regulations; and

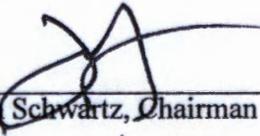
WHEREAS, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the road rights-of-way, the design intent has been achieved; and

WHEREAS, the developer is required under Article III, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

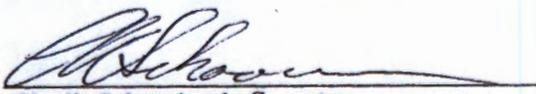
WHEREAS, the Planning Commission deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the road rights-of-way and Public Improvement's be accepted and the same become a part of the public street system of the City of Spring Hill; and

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that dedication and acceptance of road rights-of way and Public Improvement's within Autumn Ridge Phase 3 Section 1 as shown on the recorded plat is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 9th day of June, 2014



Jonathan Schwartz, Chairman



Charlie Schoenbrodt, Secretary

City of Spring Hill
 199 Town Center Parkway
 P.O. Box 789



Spring Hill, TN 37174
 Phone 931-486-2252 Ext. 211
 Fax: 931-486-3596

Application for Surety

Property Information	Project Name: <u>Autumn Ridge</u>
	Phase: <u>3</u> Section: <u>1</u>
Financial Information	Number of Lots Approved: <u>28</u> Number of Lots Remaining: <u>0</u>
	Surety Type: <input type="checkbox"/> Maintenance <input type="checkbox"/> Performance <input type="checkbox"/> Restoration
	Posted With: <input type="checkbox"/> Letter of Credit <input type="checkbox"/> Performance Bond
	<input type="checkbox"/> Insurance Bond <input checked="" type="checkbox"/> Cash
Contact Information	Surety Amount: \$ <u>22,000.00</u> Expiration Date: <u> </u> / <u> </u> / <u> </u>
	Automatic Renewal Clause Included with Surety: Yes / No (Circle One)
	Purpose of Surety: <u>Release</u>
Financial Information	Name of Financial Institution: <u>BANCORP SOUTH</u> Surety #: <u> </u>
	Contact Person: <u>RANDALL ROBINSON</u> Email: <u>randall.robinson@bys.com</u>
	Address: <u>914 MURFRESHER RD</u>
	City, State, Zip: <u>FRANKLIN TN 37064</u>
	Phone Number: <u>(615) 595-2033</u> Fax Number: <u>(615) </u>
Contact Information	Name of Owner/Developer or Representative: <u>DON R CAMERON</u>
	Address: <u>1503 COLUMBIA AVE</u>
	City, State, Zip: <u>FRANKLIN TN 37064</u>
	Phone Number: <u>(615) 791-0093</u> Fax Number: <u>(615) 791-0995</u>

Action Request

I (we) request that the following action be taken:

- Establish New Surety
- Request Final Inspection and Release of Surety
- Request Reduction of Surety Amount
- Request extension of surety for (1) year
 (Please provide proof of difficulty below)

Explanation for Proof of Difficulty:

To Release Bond

Don R Cameron III 5-13-14
 Applicant Signature Date

Chad B. ... 5-13-14
 City Staff Signature Date

Payee: City of Spring Hill

Amount: \$22,000.00
Fee: \$0.00
Total: \$22,000.00

THIS CHECK IS PROTECTED WITH A VOID PANTOGRAPH - OTHER SECURITY FEATURES DETAILED ON BACK.



722 Columbia Avenue
Franklin, TN 37064

CHECK NO. 02009897

CASHIERS CHECK

Remitter: Autumn Ridge Development

Twenty-Two Thousand dollars *****

DATE

AMOUNT

03/26/2014

\$22,000.00

PAY TO THE ORDER OF City of Spring Hill

Paul Gray
AUTHORIZED SIGNATURE

Memo: Letter of Credit Autumn-Ridge

⑈ 2009897 ⑈ ⑆064109329⑆ 2000008⑈



CERTIFICATE OF SATISFACTORY COMPLETION

March 25, 2014

Donnie Cameron

Autumn Ridge

Phase 3 Sec 1

Development Name: Donnie Cameron

Phase or Section of Construction: Autumn Ridge Phase 3 Section 1

Public Improvements: Sewer, Water, Storm Water, Sidewalks (0 lots remain), Street Lights, Street Signs

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

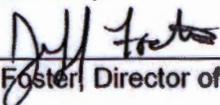
Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

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


City of Spring Hill Utility Inspector (signature)

JACKIE GLEN
Printed name:

Approved By:

 4-24-14
Jeff Foster, Director of Public Works

199 TOWN CENTER PARKWAY

P.O. BOX 789

SPRING HILL, TN 37174

PHONE (931)486-2252

NASHVILLE LINE (615)248-6307

WILLIAMSON CO. (615)599-2614

FAX (931)486-0516



DEMPSEY, DILLING & ASSOCIATES, P.C.
ENGINEERING CONSULTANTS

April 4, 2014

0100-090

Donnie Cameron
1503 Columbia Avenue
Franklin, TN 37064

**RE: CITY OF SPRING HILL, TENNESSEE
AUTUMN RIDGE SUBDIVISION PHASE 3 SECTION 1
MAINTENANCE BOND INSPECTION**

Dear Mr. Cameron:

As you are aware, an inspection of the above-referenced subdivision's infrastructure was performed on April 4, 2014. The following people were present:

Donnie Cameron, Autumn Ridge Subdivision Developer
Jeff Foster, Spring Hill Public Works Director
T. C. Norman, Spring Hill Water Distribution
Jim Vrdoljak, Spring Hill Sewer Collections Manager
Jackie Glenn, Spring Hill Utilities Department
David Reed, City of Spring Hill Storm Water Manager
Jerome Dempsey, Dempsey, Dilling & Associates, City Engineer

The following items were identified as needing corrected:

1. Replace broken section of curb at 6003 and 6004 Trout Lane.
2. Replace broken section of sidewalk between 6004 and 6006 Trout Lane.
3. All catch basins and drainage pipes need to be cleaned out.
4. Straighten the stop sign at both ends of Arbuckle Lane.

Should you have any questions or comments, please give me a call.

Sincerely,
DEMPSEY, DILLING & ASSOCIATES, P.C.


Jerome D. Dempsey, P.E.
JDD: 10464

cc: Victor Lay, Spring Hill City Administrator
Chris Brooks, Spring Hill Codes Director
Jeff Foster, Spring Hill Public Works Director

City of Spring Hill
Public Works Department

Subdivision: AUTUM RIDGE PHASE 3				
Preconstruction Meeting Date: 6/21/07				
TREY PRATT			Contractor: ALEN STEELE.	
		Inspector		
Procedure	Date	Results	JACKIE	Comments
sec.1 consists of 28 lots				
SEWER				
State Approved Plans Received #WCP 07-0419				
Lines Installed	12/12/2007	OK	JACKIE	
Backfill Material				Compacted Dirt
Compaction Results	PSI			
Air Test	6/9/09		larrie	phase 3 sec. 1
Mandrel Test	6/09/09		larrie	phase 3 sec. 1
Vacuum Test M.H.s	6/9/09		larrie	phase 3 sec. 1
Mark Service Lines	6/26/2009	ok	jackie	phase 3 sec 1
AS BUILT Drawings				
WATER				
State Approved Plans Received #WS 07-406				
Lines Installed	july 1/08	ok	jackie	
Pressure Test	6/11/2009	pass	jackie	phase 3 sec 1
Bacteriological Test	6/26/2009	pass	jackie	phase 3 sec. 1
Wire Continuity	6/11/2009	pass	Bernie	phase 3 sec. 1
Locate Valve Boxes	6/26/2009	ok	jackie	phase 3 sec. 1
Stake Meter Boxes	7/6/2009	ok	jackie	
Fire Hydrant Grade	7/6/2009	ok	jackie	
STREETS				
Proof Roll Subgrade				
				9/19/07 SUBGRADE LETTE
Proof Roll Base Stone				
Check M.H. Castings	6/26/2009	ok	jackie	phase 3 sec 1
Binder Installed	6/19/09	ok	jackie	phase 3 sec 1
Curb Installed	6/22/2009	ok	jackie	phase 3 sec 1
Sidewalk Frame Inspected				Each Lot and common areas.
Sidewalks Installed				Each Lot and common areas.
Traffic & Street Signs	7/8/2009	ok	jackie	
Street Lights				
Topping Installed				
DRAINAGE				

City of Spring Hill
Public Works Department

Erosion Control Established	7/10/2007	YES	JACKIE	
Drainage Pipe Installed				
Drainage Structures Installed	1/14/2008	OK	JACKIE	
Swales Stabilized				
Performance to Maintenance Walk				
Through Date:	7/15/2009	see below	jackie	
City Acceptance (Final) Walk Through Date:				
BILLY MCGEE AND CREW EXCAVATING AND CUTTING TO SUBGRADE 7/25/07				
8/29/07 BILLY MCGEE HAS GOT ROADS TO SUBGRADE				
10/10/07 SUBGRADE HAS BEEN OBTAINED AND SEWER LINE HAS BEGUN TO BE LAID				
10/18/07 ABOUT 1/3 RD OF THE SEWER HAS BEEN LAID AND COMPACTION RESULTS L				
11/14/07 STILL INSTALLING SEWER AND SERVICES				
12/12/07 SEWER HAS BEEN COMPLETED AND STORM DRAINAGE INSTALLATION HAS I				
1/14/08 STORM SYSTEM HAS BEEN COMPLETED WITH THE EXCEPTIONS OF A FEW				
2/20/08 START INSTALLATION OF WATER MAIN NOS ON FILE				
3/19/08 water main nearly completed				
3/29/08 Water Finished but not tested				
Phase put on hold until lots in previous Phase sells				
8/25/08 water taps done on 27 lots all they are going to do for now				
8/26/08 pretested sewer ok				
12/18/08 Weather has been wet and cold and work has not resumed				
1/20/09 Installation of gas by mark rowe from dickson 25 lots				
3/12/09 job still sitting idile not in a big hurry to complete				
4/28/09 working on roads for phase 3 sec.1				
7/15/09 Walk thru 1 valve box needs lowering and catch basin bricks need mudding				
7/16/09 punch list has been done phase 3 sec.1				
6/11/09 continuity test done pass				
12/07/2011 subgrade letter from Mark Sawyer				
12/10/09 pressure test water line 1875 ft 8 in line clorine test 6.5 passed				
12/19/09 test water lines to blowoff passed				
12/29/11 test sewer passed Phase 3 Sec 2 Video inspection done also Some line				
3/16/12 Phase 3 sec 2 Site has been proof rolled and has been paved Catch basins need				
3/18/12 curbing in place and marked for water and sewer also catch basins raised				

**FORM FOR OFFER OF
IRREVOCABLE DEDICATION**

AGREEMENT made this 11 day of APRIL 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 Autumn Ridge Dev PH3 Sec 1, 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 Autumn Ridge PH3 Sec dated 8-5-09 and prepared by Anderson Deik Epps 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 _____ 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.

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 11 day of APRIL 2014, before me personally appeared Don R. CAMERON III, to me known, who, being by me first duly sworn, did depose and say that he resides in Williamson Co; that he is the Owner / Dev of Autumn 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.



[Signature] Ex 9-16-15
INDIVIDUAL

- 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 11 day of APRIL, 2014, 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

APRIL 11, _____ 2014
Date

Don R Cameron, III
Developer Signature

(CORPORATE SEAL)

ATTEST: _____

FOR THE CITY OF SPRING HILL:

BY: _____
Signature

Printed Name

20

[Handwritten Signature]
[Handwritten Name: Rex Cameron]