

RESOLUTION 25-196

A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR BRANDON WOODS PHASE 7

WHEREAS, developer Brandon Woods, LLC has a recorded Final Plat for Brandon Woods Phase 7 in Maury County Plat Book P23, Page 293; and

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

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

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

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

WHEREAS, on August 11, 2025, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Brandon Woods Phase 7 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 Brandon Woods Phase 7 as shown on the recorded plat is hereby approved.

Passed and adopted this 18th day of August, 2025.


Matt Fitterer, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Patrick Carter, City Attorney



REQUEST: *Approval of Resolution 25-196*
SUBMITTED BY: Missy Stahl, CIP Director
DATE: August 18, 2025
RE: To accept the dedication of road rights-of-way and public
 improvements for Brandon Woods Phase 7
ATTACHMENTS: Certificate of satisfaction, final plat

PURPOSE:

The purpose of this memo is to provide information regarding a resolution to accept the dedication of road rights-of-way and public improvements Brandon Woods Phase 7.

BACKGROUND:

Planning Commission has recommended the acceptance of the roads and public improvements within Brandon Woods Phase 7 by PC Resolution 25-69, approved on August 11, 2025. A certificate of satisfaction has been signed by City staff.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 25-196 to accept the dedication of road rights-of-way and public improvements for Brandon Woods Phase 7.



CERTIFICATE OF SATISFACTORY COMPLETION

Date: 7/24/25

Brandon Woods, LLC

Brandon Woods

Phase 7

Development Name: Brandon Woods

Phase or Section of Construction: Phase 7

Public Improvements: Water, sewer, storm water infrastructure, street binder, curbs, sidewalks, street lights, street signs, stormwater surface maintenance and final topping to all streets with 1 ½ inches of hot mix asphalt

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

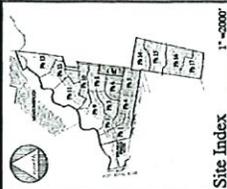
Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Approved By:
City of Spring Hill Public Works Director

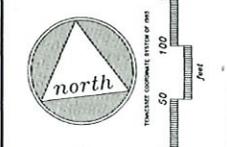
199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174

PHONE (931)486-2252 NASHVILLE LINE (615)248-6307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516



DEVELOPMENT SUMMARY - NUMBER OF LOTS

TOTAL APPROVED LOTS	75
RESIDENTIAL LOTS	75
COMMERCIAL LOTS	0
INDUSTRIAL LOTS	0
RECREATION LOTS	0
UTILITY LOTS	0
REMAINING LOTS TO BE DEVELOPED	0

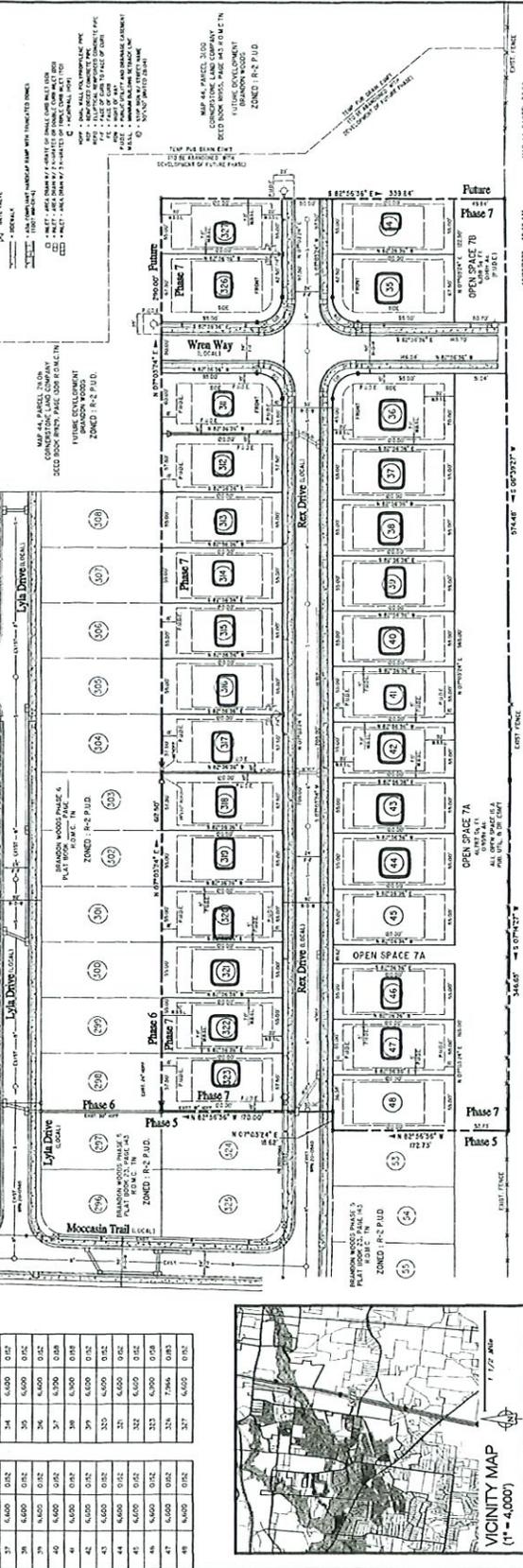


- NOTES:**
- THE PROPERTY IS LOCATED IN ZONE "R-2" AS SHOWN ON E.M.A.
 - ALL OPEN SPACE SHALL BE A PUBLIC UTILITY AND GARAGE CEMENT. IT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ALL UTILITIES SHALL BE INSTALLED AND MAINTAINED BY HOMEOWNERS OF THE TOWNAL LOTS.
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 - FIVE FOOT SIDEWALKS SHALL BE INSTALLED AS SHOWN ON APPROVED MASTER PLAN.
 - ALL UTILITIES SHALL BE INSTALLED AS SHOWN ON APPROVED MASTER PLAN.
 - UNITS SHALL BE INSTALLED AS SHOWN ON APPROVED MASTER PLAN.
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- 5. PLANNING/DESIGNER:** ACCORDION, LLC OF A ASSOCIATES, INC. 10000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202
- 6. EXISTING ZONING:** R-2 PLANNED UNIT DEVELOPMENT (PUD)
- 7. APPLICABLE ZONING ORDINANCE:** ADOPTED APRIL 2, 2014 AND AMENDED FEBRUARY 9, 2015
- 8. APPLICABLE SUBDIVISION REGULATIONS:** ADOPTED APRIL 2, 2014 AND AMENDED FEBRUARY 9, 2015
- 9. AREA WITHIN WHICH DESIGN WAS CONDUCTED:** 3460' E - 150' W - 127' N
- 10. NUMBER OF LOTS PROPOSED:** 75

PARCEL TABLE

LOT NO.	SQ. FT.	ACRES
1	6,000	0.137
2	6,000	0.137
3	6,000	0.137
4	6,000	0.137
5	6,000	0.137
6	6,000	0.137
7	6,000	0.137
8	6,000	0.137
9	6,000	0.137
10	6,000	0.137
11	6,000	0.137
12	6,000	0.137
13	6,000	0.137
14	6,000	0.137
15	6,000	0.137
16	6,000	0.137
17	6,000	0.137
18	6,000	0.137
19	6,000	0.137
20	6,000	0.137
21	6,000	0.137
22	6,000	0.137
23	6,000	0.137
24	6,000	0.137
25	6,000	0.137
26	6,000	0.137
27	6,000	0.137
28	6,000	0.137
29	6,000	0.137
30	6,000	0.137
31	6,000	0.137
32	6,000	0.137
33	6,000	0.137
34	6,000	0.137
35	6,000	0.137
36	6,000	0.137
37	6,000	0.137
38	6,000	0.137
39	6,000	0.137
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41	6,000	0.137
42	6,000	0.137
43	6,000	0.137
44	6,000	0.137
45	6,000	0.137
46	6,000	0.137
47	6,000	0.137
48	6,000	0.137
49	6,000	0.137
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64	6,000	0.137
65	6,000	0.137
66	6,000	0.137
67	6,000	0.137
68	6,000	0.137
69	6,000	0.137
70	6,000	0.137
71	6,000	0.137
72	6,000	0.137
73	6,000	0.137
74	6,000	0.137
75	6,000	0.137



MAP 44, PARCEL 27.00
 EXTENDED MAP 44, PARCEL 27.00
 100' WIDE ROADWAY
 ZONED: R-2

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Sheet 1 of 1 Final Plat - Phase Seven Brandon Woods

FINAL SUBDIVISION PLAT
 CITY OF SPRING HILL PLANNING COMMISSION
 TOTAL ACRES: 78.2
 TOTAL LOTS: 30
 ACRES OPEN SPACE: 1000

CERTIFICATE OF APPROVAL FOR RECORDING
 I, the undersigned, County Clerk of Spring Hill, do hereby certify that the above described plat is a true and correct copy of the original as filed in my office and that the same has been duly recorded in my office.

CERTIFICATE OF SURVEY ACCURACY
 I, the undersigned, Surveyor, do hereby certify that the above described plat is a true and correct copy of the original as filed in my office and that the same has been duly recorded in my office.

CERTIFICATE OF APPROVAL OF PUBLIC UTILITY SYSTEM
 I, the undersigned, Public Utility, do hereby certify that the above described plat is a true and correct copy of the original as filed in my office and that the same has been duly recorded in my office.

CERTIFICATE OF APPROVAL OF WATER SYSTEM
 I, the undersigned, Water System, do hereby certify that the above described plat is a true and correct copy of the original as filed in my office and that the same has been duly recorded in my office.

CERTIFICATE OF APPROVAL OF COMMON AREAS REGULATION
 I, the undersigned, Common Areas Regulation, do hereby certify that the above described plat is a true and correct copy of the original as filed in my office and that the same has been duly recorded in my office.

CERTIFICATE OF APPROVAL OF DIMENSION AND ELEVATION
 I, the undersigned, Dimension and Elevation, do hereby certify that the above described plat is a true and correct copy of the original as filed in my office and that the same has been duly recorded in my office.

CERTIFICATE OF APPROVAL OF TYPICAL EMBASMENT CONSTRUCTION DETAIL
 I, the undersigned, Typical Embasment Construction Detail, do hereby certify that the above described plat is a true and correct copy of the original as filed in my office and that the same has been duly recorded in my office.

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**FORM FOR OFFER OF
IRREVOCABLE DEDICATION**

AGREEMENT made this 18 day of August, 2025, 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 Brandon Woods, a LLC, having its office and place of business at 262 Robert Rose Drive, Suite 300, Murfreesboro, TN 37129 hereinafter designated as the "developer".

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Brandon Woods Phase 7 dated 10/09/2023 and prepared by Anderson, Delk, Epps, & 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 18 day of August, 2025, 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:

Brandon Woods Partnership

[Signature]

Developer Signature

August 4 2025
Date

STATE OF TENNESSEE

(COUNTY OF Rutherford)

On this 4th day of August 2025, 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 McKeesboro, TN; that he is the Partner of Brandon Woods Partnership, that he signed his name thereto by like order and authority of the Board of Directors of said corporation, and that.



Sherry K. Arnold
INDIVIDUAL
My commission expires: 2/21/27

ATTEST: April Bead

FOR THE CITY OF SPRING HILL:

BY: [Signature]
Signature
Matt Fitterer, Mayor
Printed Name

August 18 2025

(CORPORATE SEAL)

