

**RESOLUTION 20-129**

**A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR CHERRY GROVE ADDITION PHASE 6 SECTION 2**

**WHEREAS**, Developer Don R. Cameron III has a recorded Final Plat for Cherry Grove Addition Phase 6 Section 2 in Williamson County Plat Book P67, Page 38; and

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

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

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

**WHEREAS**, the developer is required to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

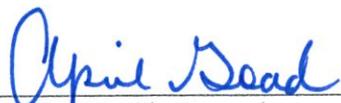
**WHEREAS**, on August 10, 2020, the City of Spring Hill Planning Commission recommended the Road Rights-of-Way and Public Improvements for Cherry Grove Addition Phase 6 Section 2 be accepted; and

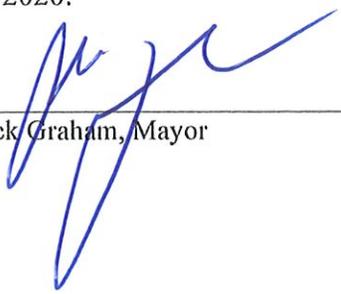
**WHEREAS**, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way and Public Improvements be accepted and the same become a part of the public systems of the City of Spring Hill.

**NOW, THEREFORE BE IT RESOLVED**, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way and Public Improvements within Cherry Grove Addition Phase 6 Section 2 as shown on the recorded plat is hereby approved.

Passed and adopted this 21<sup>st</sup> day of September, 2020.

ATTEST:

  
\_\_\_\_\_  
April Goad, City Recorder

  
\_\_\_\_\_  
Rick Graham, Mayor

LEGAL FORM APPROVED:

  
\_\_\_\_\_  
Patrick Carter, City Attorney

**SUBJECT:** Acceptance of Road ROW &  
Public Improvements for Cherry Grove  
Addition Phase 6 Section 2

**DATE:** September 21, 2020

**ATTENTION:** Board of Mayor and Aldermen

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

*TSW*



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**STAFF MEMORANDUM**

The purpose of this memo is to provide information regarding a resolution to accept the dedication of road rights-of-way and public improvements for Cherry Grove Addition Phase 6 Section 2 as recommended by the Planning Commission.

**Background:**

The Planning Commission recommends accepting the road rights-of-way and public improvements for Cherry Grove Addition Phase 6 Section 2 per PC Resolution 20-57 passed by the Planning Commission on August 10, 2020. The one (1) year for the maintenance bond has been fulfilled and City staff has issued certificates of satisfaction for this phase and section.

**Staff Recommendation:**

Staff recommends approval of the request.



## CERTIFICATE OF SATISFACTORY COMPLETION

Date: 7/22/2020

Donnie Cameron

Cherry Grove Addition

Phase 6 Section 2

Development Name: Cherry Grove Addition

Phase or Section of Construction: Phase 6 Section 2

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

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

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

Michael W Stephens

City of Spring Hill Utility Inspector (signature)

Michael W Stephens

Printed name

Approved By:

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

THOMAS S. WOLF

Printed name

199 TOWN CENTER PARKWAY

P.O. BOX 789

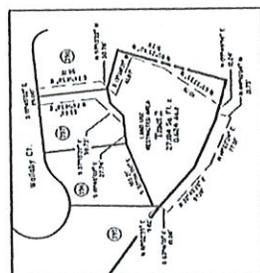
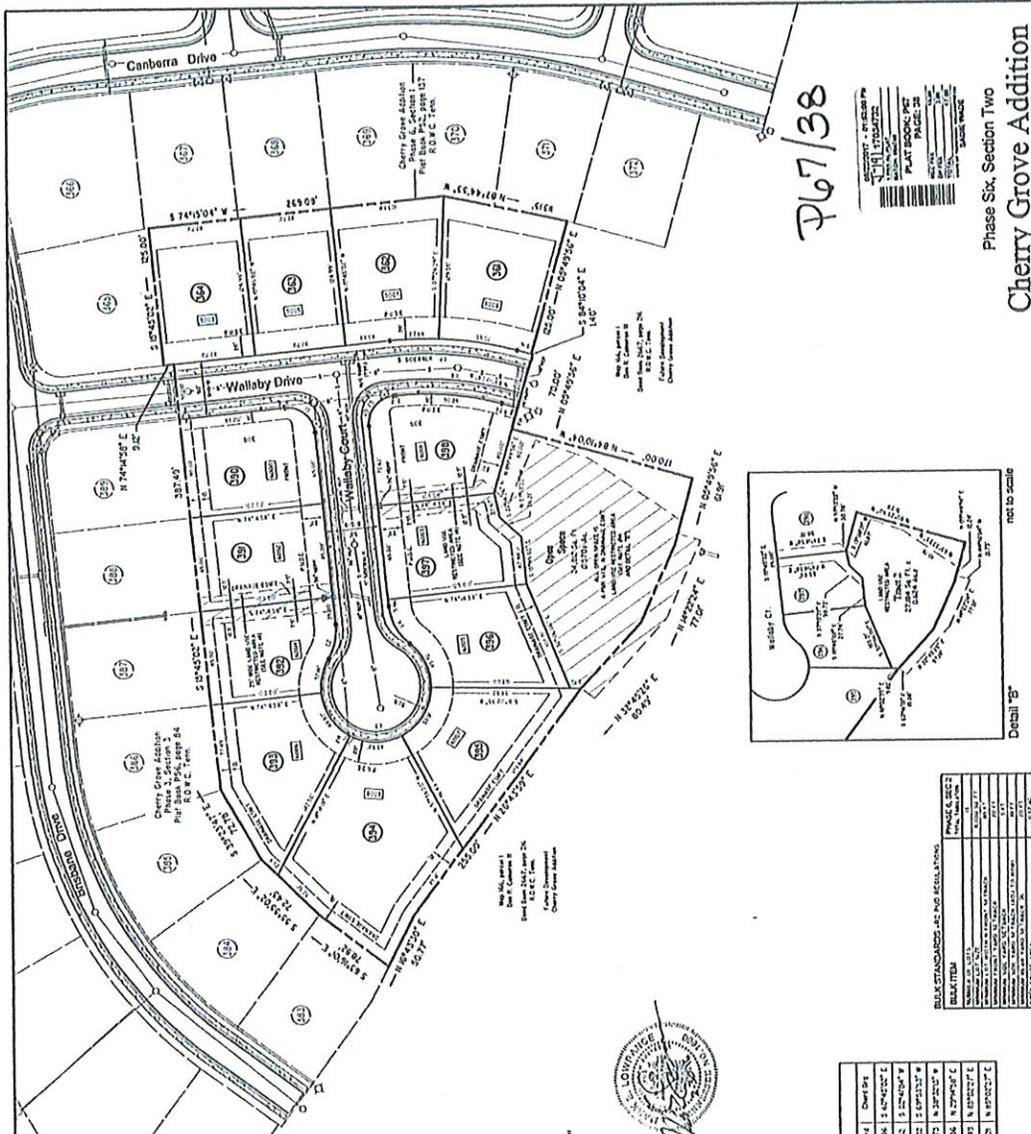
SPRING HILL, TN 37174

PHONE (931)486-2252

NASHVILLE LINE (615)248-6307

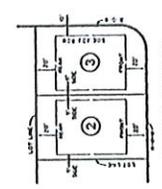
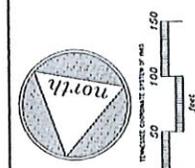
WILLIAMSON CO. (615)599-2614

FAX (931)486-0516



**BULK STANDARDS AND REGULATIONS**

Lot Area	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Max. Building Height	Max. Building Coverage	Max. Floor Area Ratio
1000 sq. m	300 sq. m	10.0 m	15.0 m	3.0 m	1.0 m	1.0 m	10.0 m	30%	0.5
1500 sq. m	450 sq. m	12.0 m	20.0 m	3.0 m	1.0 m	1.0 m	12.0 m	35%	0.6
2000 sq. m	600 sq. m	14.0 m	25.0 m	3.0 m	1.0 m	1.0 m	14.0 m	40%	0.7
2500 sq. m	750 sq. m	16.0 m	30.0 m	3.0 m	1.0 m	1.0 m	16.0 m	45%	0.8
3000 sq. m	900 sq. m	18.0 m	35.0 m	3.0 m	1.0 m	1.0 m	18.0 m	50%	0.9
3500 sq. m	1050 sq. m	20.0 m	40.0 m	3.0 m	1.0 m	1.0 m	20.0 m	55%	1.0
4000 sq. m	1200 sq. m	22.0 m	45.0 m	3.0 m	1.0 m	1.0 m	22.0 m	60%	1.1
4500 sq. m	1350 sq. m	24.0 m	50.0 m	3.0 m	1.0 m	1.0 m	24.0 m	65%	1.2
5000 sq. m	1500 sq. m	26.0 m	55.0 m	3.0 m	1.0 m	1.0 m	26.0 m	70%	1.3



**TYPICAL MINIMUM BUILDING SETBACKS**

1. THE SETBACKS OF THE BUILDING SHALL BE AS SHOWN IN THE SETBACKS PLAN.

2. THE SETBACKS SHALL BE MEASURED FROM THE FACE OF THE CURB OR THE FACE OF THE SIDEWALK.

3. THE SETBACKS SHALL BE MEASURED FROM THE FACE OF THE CURB OR THE FACE OF THE SIDEWALK.

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10. THE SETBACKS SHALL BE MEASURED FROM THE FACE OF THE CURB OR THE FACE OF THE SIDEWALK.



**Lot Area Summary**

Lot No.	Area (sq. m)
1	1000
2	1500
3	2000
4	2500
5	3000
6	3500
7	4000
8	4500
9	5000
10	5500
11	6000
12	6500
13	7000
14	7500
15	8000
16	8500
17	9000
18	9500
19	10000
20	10500
21	11000
22	11500
23	12000
24	12500
25	13000
26	13500
27	14000
28	14500
29	15000
30	15500
31	16000
32	16500
33	17000
34	17500
35	18000
36	18500
37	19000
38	19500
39	20000
40	20500
41	21000
42	21500
43	22000
44	22500
45	23000
46	23500
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48	24500
49	25000
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57	29000
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64	32500
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441	221000
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443	222000
444	222500
445	223000
446	223500
447	224000
448	22450

**FORM FOR OFFER OF  
IRREVOCABLE DEDICATION**

AGREEMENT made this 21<sup>ST</sup> day of SEPTEMBER 2020, by and between the City of Spring Hill a municipal corporation, having its office and place of business at 199 Town Center Parkway, Spring Hill, Tennessee, hereinafter designated as the "City" and Don RUSSELL CAMERON III, a 6503 COLUMBIA AVENUE, FRANKLIN, TN hereinafter designated as the "developer".

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled CHERRY GROVE ADDITION dated 08/22/17 and prepared by ANDERSON, BELK, EPPS and PHASE 6, SECTION 2 & ASSOCIATES

WHEREAS, said plat designates certain public improvements consisting of Roads, Right of Way, water lines, sewer lines, storm drain and sidewalks to be dedicated to the City of Spring Hill free and clear of all encumbrances and liens, pursuant to the requirements of the Spring Hill Planning Commission and the City; and

WHEREAS, the Developer, simultaneously herewith, shall post a performance surety with the City for the construction, maintenance, and dedication of said improvements, if required;

WHEREAS, the Developer is desirous of offering for dedication the said improvements and land to the City more particularly described in Schedule 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.

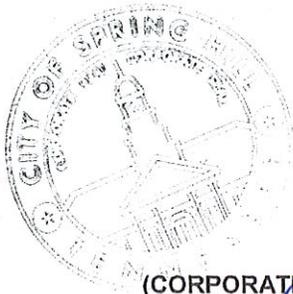
- D. That this irrevocable offer of dedication shall run with land and shall be binding on all assigns, guarantees, successors, or heirs of the Developer.
- E. The City by action of the Board of Mayor and Aldermen on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, accepted the infrastructure as presented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

Developer Company Name:

Cherry Grove Addition

9-21-2020 20\_\_\_\_  
Date

Don R. Gamm, III  
Developer Signature



(CORPORATE SEAL)

ATTEST: April Good

FOR THE CITY OF SPRING HILL:

BY: [Signature]  
Signature

9-21- 2020

Rick Graham  
Printed Name

ACKNOWLEDGEMENT:  
COPARTNERSHIP

~~STATE OF TENNESSEE~~

~~(COUNTY OF \_\_\_\_\_ ) SS: \_\_\_\_\_~~

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

~~\_\_\_\_\_~~  
CORPORATE

STATE OF TENNESSEE

(COUNTY OF Williamson ) SS: \_\_\_\_\_

On this 21 day of Sept 2020, before me personally appeared Don R Cameron, to me known, who, being by me first duly sworn, did depose and say that he resides in Cherry Grove Rd; that he is the owner/Developer 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

