

RESOLUTION 10-117

A RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TN TO ACCEPT THE RECOMMENDATION OF THE PLANNING COMMISSION TO ESTABLISH A PERFORMANCE SURETY FOR WOODSIDE SUBDIVISION PHASE2, SECTION A

WHEREAS, there is a performance surety is required for this development prior to recording a Final Plat: and

WHEREAS, the following public improvements must be completed:

Water, Sewer, Storm Water Drainage and Basins, Streets and Curbs and final topping to all streets with 1 ½ inches of hot asphalt mix; and

WHEREAS, it is the recommendation of the Planning Commission that the performance surety be established from for twelve (12) months; and

WHEREAS, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the surety; and

WHEREAS, upon completion of the public improvements listed above the Developer may be required to file a Maintenance Surety with the Planning Commission prior to the dedication and acceptance of such public improvements by the Board of Mayor and Aldermen.

NOW, THEREFORE BE IT RESOLVED, by the Board of Mayor and Aldermen of the City of Spring Hill, that the Performance Surety for Woodside Subdivision Phase 2, Section A is hereby approved, in the amount of \$56,049.00

Passed and adopted this 20 December 2010.



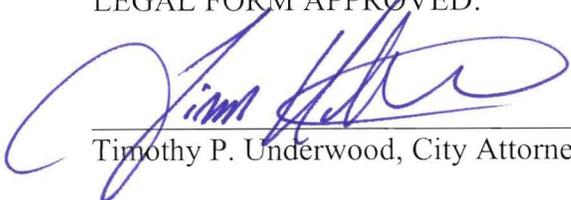
Michael Dinwiddie, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Timothy P. Underwood, City Attorney

**RESOLUTION 10-46 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH THE SURETY FOR
WOODSIDE SUBDIVISION PHASE 2, SECTION A**

WHEREAS, a Surety is required to be established for this development prior to recording of a Final Plat: and

WHEREAS, the Surety submitted to the City indicates that “is automatically renewable at this expiration date or any future expiration date unless (60) days advance notice of non-renewal is provided” thus it will only be terminated on written notification from Bank or by request of the City of Spring Hill: and

WHEREAS, the surety is guaranteeing the construction of certain improvements; and

WHEREAS, the following improvements are required pursuant to the Final Plat:

Water, Sewer, Storm Water Drainage and Basins, Streets and Curbs and final topping to all streets with 1 ½ inches of hot mix asphalt; and

WHEREAS, to date, the improvements have not been completed and/or accepted by the City and therefore a surety is required; and

WHEREAS, it is the recommendation of the Codes Department that the Surety be established for the amount of 56,049.00 for twelve (12) months; and

WHEREAS, it is anticipated that the date of completion for the above referenced improvements will be within the twelve (12) month period from the date of this resolution and in case such improvements are not completed in a timely manner, the Surety does not expire; and

WHEREAS, the developer is required under Article III, Section 3-102.201 of the Subdivision Regulations to submit an “as-built” survey of the public improvements including sanitary sewer, water, roads and storm drainage; and

WHEREAS, upon completion of the public improvements listed above, the Developer will be required to file a “maintenance” surety guaranteeing performance of the public improvements for an additional one year period with the Planning Commission after the dedication and acceptance of such public improvements by the Board of Mayor and Aldermen.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that an establishment of the Surety for Woodside Phase 2, Section A in the amount of \$56,049.00 is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 13th day of December, 2010.

Michael Glass, Chairman

Michael Dinwiddie, Secretary

BOND INFORMATION SHEET

Site Name: Woodside Subdivision Phase 2 Section A

Type of Surety:	Letter of Credit	Original Surety Amount:	\$56,049	<u>Type of Action Requested:</u>
Surety #:		Current Surety Amount:	\$56,049	Establish Surety <input checked="" type="checkbox"/>
Surety Issued:		25% of Original Amount:	\$14,012	Surety Renewal <input type="checkbox"/>
Expiration Date:		(Per Section 3-102.202 of Sub. Regs)		Surety Reduction <input type="checkbox"/>
				Surety Release <input type="checkbox"/>

Past Actions

Date:	Type of Action:	Amount:	Reason:

Required Installation

Streets			
Binder Installed:	Yes		
Road Base:	Stone		
Compaction Test Submitted:	No	**	
Curb Installed:	Yes		
Final Topping installed:	No		
Street Signs Installed:	Yes		
Street Lights Required:	Yes		
Side Walks Required:	Yes		

Sewer			
Sewer Line Installed:	Yes	No	
Sewer Line Tested:		10/15/2009	
Pump Station Required:		No	
"As Built" Drawings Submitted:	Yes		
Meets City Specifications:	Yes		

Storm Water Drainage System			
System Installed:	Yes		
"As Built" Drawings Submitted:	Yes		
Meets City Specifications:	Yes		

Water			
Water Line Installed:	Yes		
Water Line Tested:		7/12/2009	
"As Built" Drawings Submitted:	Yes		
Meets City Specifications:	Yes		

** If stone base is installed, compaction testing is not required

BOND INFORMATION SHEET

Site Name: Woodside Subdivision Phase 2 Section A

Miscellaneous Site Information			
Total Number of Lots:	12	Developer:	Alliance Development, LLC
Current Number of Available Building Lots:	12	In Bankruptcy:	No
Amenities:	Complete:	Yes	
1. Walking Trail			
2			
3			

Staff Comments:

1. Developer is requesting to establish an surety in the amount of \$ 56,049.00
2. All infrastructure is currently in place.
3. Water, Sewer and Reserve Fees will be required to be paid prior to Final Plat being recorded.
4. "Record Drawings" are on file with City Staff.

Staff Recommendation:

Approve the establishment of a surety in the amount of \$56,049.00

Beau Herring
Director of Codes
City of Spring Hill

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



For additional information, send inquiries to:
Beau Herring (bherring@springhilltn.org)

APPLICATION FOR BOND

PROJECT NAME: WOODSIDE PHASE: 2 SECTION: A
OF LOTS APPROVED: 12 # OF LOTS REMAINING: _____
BOND TYPE: MAINTENANCE PERFORMANCE BOND LETTER OF CREDIT
 CASHIER'S CHECK CASH
BOND AMOUNT: \$ 56,049 EXPIRATION DATE: _____
AUTOMATIC RENEWAL CLAUSE INCLUDED WITH BOND: Y N
PURPOSE OF BOND: BONDING OF SUBDIVISION

NAME OF BONDING COMPANY: TN. BANK AND TRUST BOND #: _____
CONTACT PERSON: JIM BURTON EMAIL: _____
ADDRESS: 9000 CAROTHERS PKWY CITY, STATE, ZIP: FRANKLIN, TN 37067
PHONE NUMBER: 615-771-7802 FAX NUMBER: _____

NAME OF OWNER/DEVELOPER OR REPRESENTATIVE: ANDY WATSON
ADDRESS: 4320 KENILWOOD DR. CITY, STATE, ZIP: NASHVILLE, TN 37204
PHONE NUMBER: 485-6955 FAX NUMBER: 615-312-7101
EMAIL: ANDYWATSONREACTOR@YAHOO.COM

ACTION REQUEST

I (WE) REQUEST THAT THE FOLLOWING ACTION BE TAKEN ON THIS AGREEMENT:

- ESTABLISH NEW BOND
- REQUEST FINAL INSPECTION AND RELEASE OF BOND
- REQUEST REDUCTION OF BOND AMOUNT
- REQUEST EXTENSION OF BOND FOR (1) YEAR
(PLEASE PROVIDE PROOF OF DIFFICULTY BELOW)

EXPLANATION FOR PROOF OF DIFFICULTY: _____

ALLIANCE DEVELOPMENT, LLC

[Signature] / 11/5/10
Applicant Signature / Date

IF ESTABLISHING OR RENEWING A PERFORMANCE BOND OR LETTER OF CREDIT

- Developer must submit a signed application form requesting establishment or renewal of the bond or letter of credit.
- A developer representative shall be present at the Planning Commission and Board of Mayor and Alderman work session meetings.
- The Bond or Letter of Credit must include an automatic renewal clause.
- If establishing: Developer must submit bond calculation estimate with application.
- If renewing: Verification must be submitted from the financial institution that the renewal is in process.
- Pursuant to Article III, 3-101.2 of Subdivision Regulations, the surety must be drawn from a financial institution within the State of Tennessee with an agent of the lender within a fifty (50) mile radius of the City of Spring Hill.
- Note: the Performance Bond or Letter of Credit must remain in place until such time as the public improvements are accepted by the City of Spring Hill.

IF REDUCING AN EXISTING BOND OR LETTER OF CREDIT

- Developer must submit a signed application form requesting reduction of the bond or letter of credit.
- At no time shall the amount of the performance bond be reduced to less than 25% of the original amount.
- A developer representative shall be present at the Planning Commission and Board of Mayor and Alderman work session meetings.
- The developer must submit an Engineer's Cost Estimate for remaining costs of improvements.
- Record "As-Built" drawings must be submitted pursuant to Article III, 3-102.201 of the Subdivision Regulations.
- The Bond or Letter of Credit must include an automatic renewal clause.
- Verification must be submitted from the financial institution that the renewal is in process.
- Pursuant to Article III, 3-101.2 of Subdivision Regulations, the surety must be drawn from a financial institution within the State of Tennessee with an agent of the lender within a fifty (50) mile radius of the City of Spring Hill.
- If amenities are included in the phase of development being considered for reduction, the completion of those amenities will be reviewed and/or discussed when the reduction is considered at the Planning Commission and Board levels.
- Note: the Performance Bond or Letter of Credit must remain in place until such time as the public improvements are accepted by the City of Spring Hill.

IF RELEASING AN EXISTING BOND OR LETTER OF CREDIT

- Developer must submit a signed application form requesting release of the bond or letter of credit.
- A developer representative shall be present at the Planning Commission and Board of Mayor and Alderman work session meetings.
- Developer must submit a certification from a licensed engineer that all improvements have been completed pursuant to the approved plan.
- Record "As-Built" drawings must be submitted pursuant to Article III, 3-102.201 of the Subdivision Regulations.
- Developer must schedule a final walk through inspection with the Codes Department prior to the submittal deadline for the Planning Commission Work Session.
- No release of the surety will be considered until all amenities are completed within the development.
- Note: The establishment of a one year Maintenance Bond will be required at the time of release of the surety and acceptance of the public improvements.

IF RELEASING A MAINTENANCE BOND

- Developer must submit a signed application form requesting release of the Maintenance Bond.
- A developer representative shall be present at the Planning Commission and Board of Mayor and Alderman work session meetings.
- Developer must schedule a final walk through inspection with the Codes Department prior to the submittal deadline for the Planning Commission Work Session.
- If corrections are necessary based on the inspection, a follow up inspection will be required prior to the Board of Mayor and Aldermen meeting.
- If corrections cannot be made timely, the Maintenance Bond must be extended or renewed.

ALLIANCE DEVELOPMENT LLC
4320 Kenilwood Dr.
Nashville, Tn 37204

8/21/2009

To: City of Spring Hill

From: Alliance Development
Andy Watson / Douglas Durr

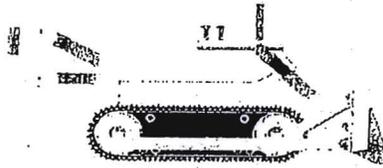
Re: Woodside Subdivision
Phase 2A 12 Lots
Approval of Plat and set Bond amounts

We are requesting Maintance Bonds amounts on the above. The cost listed below is for 12 lots in Phase 2A. We are also requesting phase 2A plat approval.

The cost of the project is:

SERVICE	COST	Bond Required	
Water	\$37,200	x25%	\$ 9,375
Sewer	\$58,400	x25%	\$14,600
Storm & Det Pond	\$34,000	x25%	\$ 8,500
Streets \$ curbs	\$39,121	x25%	\$ 9,780
Road Topping	\$13,794	x100%	\$13,794
Total Bonding required Phase 2A 12 lots			\$56,049

Thanks, Andy Watson
Alliance Development LLC
andywatsonrealtor@yahoo.com
615-485-6955 cell



SITWORK ET
210 Juniper Drive
Murfreesboro, TN 37129
615-907-2541

Alliance Development LLC
4320 Kenilwood Drive
Nashville, TN 37204
ATTN: Andy Watson
RE: Woodside Subdivision

February 19, 2009

Dear Mr. Watson,

As requested I have prepared a breakdown of the costs for the water, sewer and storm for phase 1A and 2A. The costs are as follows:

	Phase 1A Total	Phase 2A Total
Water	75,400.00	37,200.00
Sewer	98,500.00	58,400.00
Pond	23,000.00	19,000.00
Total	<u>\$ 196,900.00</u>	<u>\$ 114,600.00</u>

I hope that these prices have been helpful. If you have any questions please do not hesitate to call.

Sincerely,

Steve Dunlap

**RESOLUTION 10-46 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH THE SURETY FOR
WOODSIDE SUBDIVISION PHASE 2, SECTION A**

WHEREAS, a Surety is required to be established for this development prior to recording of a Final Plat: and

WHEREAS, the Surety submitted to the City indicates that “is automatically renewable at this expiration date or any future expiration date unless (60) days advance notice of non-renewal is provided” thus it will only be terminated on written notification from Bank or by request of the City of Spring Hill: and

WHEREAS, the surety is guaranteeing the construction of certain improvements; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
Water, Sewer, Storm Water Drainage and Basins, Streets and Curbs and final topping to all streets with 1 ½ inches of hot mix asphalt; and

WHEREAS, to date, the improvements have not been completed and/or accepted by the City and therefore a surety is required; and

WHEREAS, it is the recommendation of the Codes Department that the Surety be established for the amount of 56,049.00 for twelve (12) months; and

WHEREAS, it is anticipated that the date of completion for the above referenced improvements will be within the twelve (12) month period from the date of this resolution and in case such improvements are not completed in a timely manner, the Surety does not expire; and

WHEREAS, the developer is required under Article III, Section 3-102.201 of the Subdivision Regulations to submit an “as-built” survey of the public improvements including sanitary sewer, water, roads and storm drainage; and

WHEREAS, upon completion of the public improvements listed above, the Developer will be required to file a “maintenance” surety guaranteeing performance of the public improvements for an additional one year period with the Planning Commission after the dedication and acceptance of such public improvements by the Board of Mayor and Aldermen.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that an establishment of the Surety for Woodside Phase 2, Section A in the amount of \$56,049.00 is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 13th day of December, 2010.

Michael Glass, Chairman

Michael Dinwiddie, Secretary

BOND INFORMATION SHEET

Site Name: Woodside Subdivision Phase 2 Section A

Type of Surety: Letter of Credit	Original Surety Amount: \$56,049	Type of Action Requested:	
Surety #:	Current Surety Amount: \$56,049	Establish Surety	<input checked="" type="checkbox"/>
Surety Issued:	25% of Original Amount: \$14,012	Surety Renewal	<input type="checkbox"/>
Expiration Date:	(Per Section 3-102.202 of Sub. Regs)	Surety Reduction	<input type="checkbox"/>
		Surety Release	<input type="checkbox"/>

Past Actions

Date:	Type of Action:	Amount:	Reason:

Required Installation

Streets			
Binder Installed:	Yes		
Road Base:	Stone		
Compaction Test Submitted:	No	**	
Curb Installed:	Yes		
Final Topping installed:	No		
Street Signs Installed:	Yes		
Street Lights Required:	Yes		
Side Walks Required:	Yes		

Sewer			
Sewer Line Installed:	Yes	No	
Sewer Line Tested:	10/15/2009		
Pump Station Required:		No	
"As Built" Drawings Submitted:	Yes		
Meets City Specifications:	Yes		

Storm Water Drainage System			
System Installed:	Yes		
"As Built" Drawings Submitted:	Yes		
Meets City Specifications:	Yes		

Water			
Water Line Installed:	Yes		
Water Line Tested:	7/12/2009		
"As Built" Drawings Submitted:	Yes		
Meets City Specifications:	Yes		

** If stone base is installed, compaction testing is not required

BOND INFORMATION SHEET

Site Name: Woodside Subdivision Phase 2 Section A

Miscellaneous Site Information

Total Number of Lots:	12	Developer:	Alliance Development, LLC
Current Number of Available Building Lots:	12	In Bankruptcy:	No
Amenities:	Complete:	Yes	
1. Walking Trail			
2			
3			

Staff Comments:

1. Developer is requesting to establish an surety in the amount of \$ 56,049.00
2. All infrastructure is currently in place.
3. Water, Sewer and Reserve Fees will be required to be paid prior to Final Plat being recorded.
4. "Record Drawings" are on file with City Staff.

Staff Recommendation:

Approve the establishment of a surety in the amount of \$56,049.00

Beau Herring
Director of Codes
City of Spring Hill

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



For additional information, send inquiries to:
Beau Herring (bherring@springhilltn.org)

APPLICATION FOR BOND

PROJECT NAME: WOODSIDE PHASE: 2 SECTION: A
OF LOTS APPROVED: 12 # OF LOTS REMAINING: _____
BOND TYPE: _____ MAINTENANCE PERFORMANCE BOND LETTER OF CREDIT
_____ CASHIER'S CHECK _____ CASH
BOND AMOUNT: \$ 56,049 EXPIRATION DATE: _____
AUTOMATIC RENEWAL CLAUSE INCLUDED WITH BOND: Y N
PURPOSE OF BOND: BONDING OF SUBDIVISION

NAME OF BONDING COMPANY: TN. BANK AND TRUST BOND #: _____
CONTACT PERSON: JIM BURTON EMAIL: _____
ADDRESS: 9000 CAROTHERS PKWY CITY, STATE, ZIP: FRANKLIN, TN 37067
PHONE NUMBER: 615-771-7802 FAX NUMBER: _____

NAME OF OWNER/DEVELOPER OR REPRESENTATIVE: ANDY WATSON
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- ESTABLISH NEW BOND
- _____ REQUEST FINAL INSPECTION AND RELEASE OF BOND
- _____ REQUEST REDUCTION OF BOND AMOUNT
- _____ REQUEST EXTENSION OF BOND FOR (1) YEAR
(PLEASE PROVIDE PROOF OF DIFFICULTY BELOW)

EXPLANATION FOR PROOF OF DIFFICULTY: _____

ALLIANCE DEVELOPMENT, LLC
 11/5/10
Applicant Signature / Date

IF ESTABLISHING OR RENEWING A PERFORMANCE BOND OR LETTER OF CREDIT

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IF RELEASING A MAINTENANCE BOND

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ALLIANCE DEVELOPMENT LLC
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8/21/2009

To: City of Spring Hill

From: Alliance Development
Andy Watson / Douglas Durr

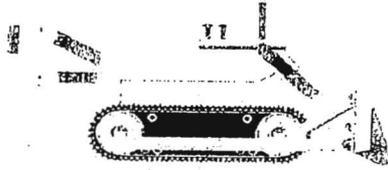
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Phase 2A 12 Lots
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Total Bonding required Phase 2A 12 lots			\$56,049

Thanks, Andy Watson
Alliance Development LLC
andywatsonrealtor@yahoo.com
615-485-6955 cell



SITWORK ET

210 Juniper Drive
Murfreesboro, TN 37129
615-907-2541

Alliance Development LLC
4320 Kenilwood Drive
Nashville, TN 37204
ATTN: Andy Watson
RE: Woodside Subdivision

February 19, 2009

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Steve Dunlap