

RESOLUTION 10-26

A RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF
SPRING HILL, TN TO A RESOLUTION TO ESTABLISH A LETTER OF CREDIT FOR
CHERRY GROVE ADDITION – SECTION 1 OF PHASE 4

WHEREAS, a Letter of Credit is required to be established for this development prior to recording of a Final Plat; 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 constructed and/or accepted by the City and therefore a surety is required; and

WHEREAS, it is the recommendation of the Planning Commission that a Letter of Credit be established for twelve (12) months, in the amount of \$46,500.00; and

WHEREAS, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner; and

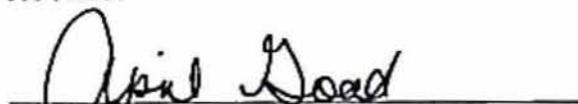
WHEREAS, upon completion of the public improvements listed above, the Developer will be required to file a "maintenance" bond guaranteeing performance of the public improvements for an additional one year period with the Planning Commission after the dedication and acceptance of such public improvements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

NOW, THEREFORE BE IT RESOLVED, by the Board of Mayor and Aldermen that the establishment of a Letter of Credit for Cherry Grove Addition, Section 1 of Phase 4, in the amount of \$46,500.00 is hereby approved.

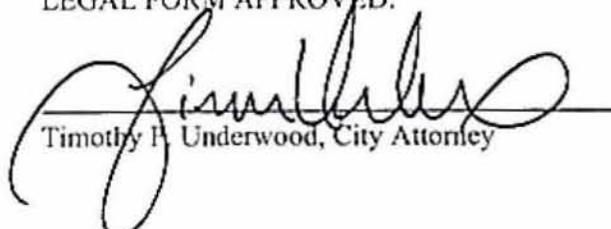
Passed and adopted this 15th day of March, 2010.


Michael Dinwiddie, Mayor

ATTEST:


April Good, City Recorder

LEGAL FORM APPROVED:


Timothy P. Underwood, City Attorney

**RESOLUTION 10-13 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A LETTER OF CREDIT FOR
CHERRY GROVE ADDITION – SECTION 1 OF PHASE 4**

WHEREAS, a Letter of Credit is required to be established for this development prior to recording of a Final Plat; 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 1/2 inches of hot mix asphalt; and

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

WHEREAS, it is the recommendation of the Codes Department that a Letter of Credit be established for twelve (12) months, in the amount of \$46,500.00; and

WHEREAS, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner; and

WHEREAS, upon completion of the public improvements listed above, the Developer will be required to file a "maintenance" bond 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 the establishment of a Letter of Credit for Cherry Grove Addition, Section 1 of Phase 4, in the amount of \$46,500.00 is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 8th day of March, 2010.

Michael Glass, Chairman

Michael Dinwiddie, Secretary

BOND INFORMATION SHEET

Site Name: Cherry Grove Addition, Phase 4, Section 1

Type of Bond:	Letter of Credit	Original Bond Amount:	\$46,500	<u>Type of Action Requested:</u>
Bond #:		Current Bond Amount:		Establish Bond <input checked="" type="checkbox"/>
Bond Issued:		25% of Original Amount:	\$11,625	Bond Renewal <input type="checkbox"/>
Expiration Date:		(Per Section 3-102.202 of Sub. Regs)		Bond Reduction <input type="checkbox"/>
				Bond 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
Sewer Line Tested:	9/1/2009
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:	11/16/2009
"As Built" Drawings Submitted:	Yes
Meets City Specifications:	Yes

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

BOND INFORMATION SHEET

Site Name: Cherry Grove Addition, Phase 4, Section 1

Miscellaneous Site Information			
Total Number of Lots:	18	Developer:	Don Cameron
Current Number of Available Building Lots:	18	In Bankruptcy:	No
Amenities:	None	Complete:	N/A
1			
2			
3			

Staff Comments:

1. Developer requested establishment of a new bond.
2. A final walk through inspection will need to be requested and completed prior to release of the performance bond and establishment of a maintenance bond.
3. No amenities exist within this phase and section of development.
4. Bond must be established prior to release of Final Plat for recording.
5. No building construction started, street lights will be required prior to first CO being issued

Staff Recommendation:

Establish bond for Cherry Grove Addition, Phase 4, Section 1 in amount of \$46,500.00

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: Cherry Grove Addition PHASE: 4 SECTION: 1
OF LOTS APPROVED: 18 # OF LOTS REMAINING: _____

BOND TYPE: MAINTENANCE PERFORMANCE BOND LETTER OF CREDIT
 CASHIER'S CHECK CASH

BOND AMOUNT: \$ 46,500 EXPIRATION DATE: _____
AUTOMATIC RENEWAL CLAUSE INCLUDED WITH BOND: Y / N

PURPOSE OF BOND: establish bond to guarantee improvements per
Sub Regs regressionant prior to Final Plat being recorded.

NAME OF BONDING COMPANY: <u>Pinnacle Bank</u>	BOND #: _____
CONTACT PERSON: _____	EMAIL: _____
ADDRESS: _____	CITY, STATE, ZIP: _____
PHONE NUMBER: _____	FAX NUMBER: _____

NAME OF OWNER/DEVELOPER OR REPRESENTATIVE: <u>Donnie Cameron</u>	
ADDRESS: <u>1900 Columbia Ave</u>	CITY, STATE, ZIP: <u>Franklin, TN 37064</u>
PHONE NUMBER: <u>615 351-1814</u>	FAX NUMBER: _____
EMAIL: _____	

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: _____

Applicant Signature / Date

Cherry Grove Addition Sec I Ph 4

Binder = \$ 28,000.00

Storm = \$ 22,000.00

Water = \$ 28,500.00

Sewer = \$ 38,700.00

Storm = \$ 36,000.00

Paving & Curbing = Curbing \$ 8,900.00 Binder = \$ 31,200.00

Top out 18 lots @ \$ 600.00 = \$ 10,800.00

Water	\$ 28,000.00 x 25% = \$ 7,000.00
Sewer	\$ 38,700.00 x 25% = \$ 9,675.00
Storm	\$ 36,000.00 x 25% = \$ 9,000.00

Paving	\$ 31,200.00
Curbing	\$ 8,900.00

Total \$ 40,100 x 25% \$ 10,025.00

Top out 18 lots @ \$600.00(100%) = \$ 10,800.00

Total for all \$ 46,500.00

City of Spring Hill

Infrastructure Inspection

Site: Cherry Grove, Section 1 of Phase 4

Inspector: Beau Herring

Date: 25 January 2010

Required City Personnel

Beau Herring (Director of Codes)

Jim Vrdoljak (Sewer Department)

Chris Brooks (Deputy Director of Codes)

Steven Warf (MS4)

Jamie Pierce (Director of Public Works)

Chief Swindle (Fire Department)

Jeff Foster (Water Department)

Elton Ragsdale (Utility Inspector)

Roads & Streets

Binder Installed: Completed (11/4/09)

Temporary Turn-a rounds required: N / A

Curb Installed: Completed (11/6/09)

Man Holes / Catch basin 1 & 1 / 2 in. above binder grade: Yes

All required signage installed: No (See Comments)

Radius Verified: Yes

Sewer

System Installed, Tested / Meets City Specifications: Yes

Tested: 9/1/09

Stub -Outs Marked: (lots & curbs) Yes

Pump Station required / Installed: N / A

"As Build's Submitted": Yes

Water

System Installed, Tested / Meets City Specifications: Yes

Tested: 11/16/09

Valve Boxes at proper height / Marked at Curb: Yes

"As- Builds" Submitted: Yes

Fire Hydrant (s) painted Factory White: Yes

Storm Drainage System

System Installed / Meets City Specifications: Yes (5/23/09)

Sediment basin installed: Yes

Weir in place: Weir not required

Outfalls installed: Yes

Catch basins Mortared in: Yes

Area Drains Installed: N/ A

As-Builds Submitted: Yes

Erosion Control

Sediment Basin Stabilized: Yes

All inlet headwalls stabilized: Yes

All outlet headwalls & swells installed and stabilized: Yes

Silt fence in place on all down slopes & curb areas: Yes

Inlet protection in place at catch basins: Yes

Check dams in place as required: Yes

SWPPP Box, Permits, Inspections and Rain Gauge in place: Yes

Seed & Straw in place along curb areas as required: Yes

All slopes stabilized: Yes

Stream effected by construction site run off / discharge: West Fork of Aneon Creek

Is site in order with current EPA regulations? No

Comments & Findings:

1. Speed Limit sign required to be installed.
2. 1 Man hole required to be cleaned out.
3. Backfill required at fire hydrant / valve boxes located in cal-de-sac

Beau Herring

Director of Codes and Planning