

RESOLUTION 12-19

**A RESOLUTION TO ESTABLISH A LETTER OF CREDIT FOR
AUTUMN RIDGE PHASE 3, SECTION 2**

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; sidewalks and

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

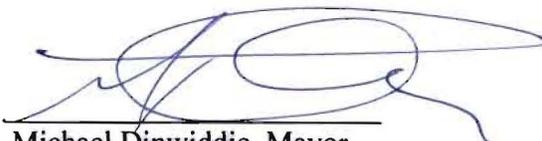
WHEREAS, it is the recommendation of the Planning Commission that a Letter of Credit be established for twelve (12) months, in the amount of \$68,000.00; and

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

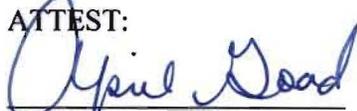
WHEREAS, upon completion of the public improvements listed above, the Developer will be required to file a "maintenance" bond guaranteeing performance of the public improvements for an additional one year period with the Planning Commission after the dedication and acceptance of such public improvements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

NOW, THEREFORE BE IT RESOLVED, by the Board of Mayor and Aldermen of the City of Spring Hill that the establishment of a Letter of Credit for Autumn Ridge Subdivision, Phase 3, Section 2, in the amount of \$68,000.00 is hereby approved.

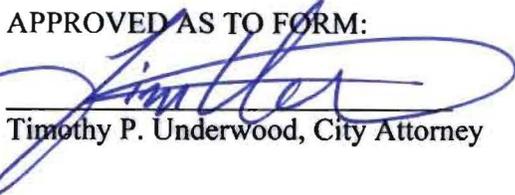
Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, this the 21st day of February, 2012.


Michael Dinwiddie, Mayor

ATTEST:


April Goad, City Recorder

APPROVED AS TO FORM:


Timothy P. Underwood, City Attorney

**RESOLUTION 12-04 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A LETTER OF CREDIT FOR
AUTUMN RIDGE – PHASE 3, SECTION 2**

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; sidewalks and

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

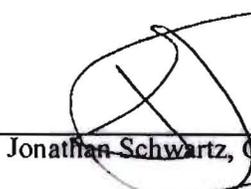
WHEREAS, it is the recommendation of the Codes Department that a Letter of Credit be established for twelve (12) months, in the amount of \$68,000.00; and

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

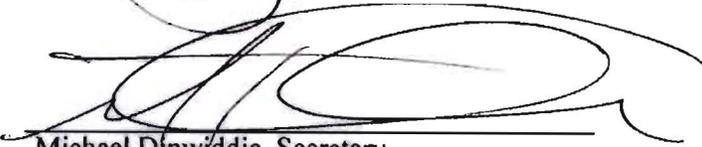
WHEREAS, upon completion of the public improvements listed above, the Developer will be required to file a "maintenance" bond guaranteeing performance of the public improvements for an additional one year period with the Planning Commission after the dedication and acceptance of such public improvements 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 Autumn Ridge, Phase 3, Section 2, in the amount of \$68,000.00 is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 13th day of February, 2012.



Jonathan Schwartz, Chairman



Michael Dinwiddie, Secretary

CHECKLIST

Information for Planning Commission Packets

Deadline: Jan.17 2012

Development: Autumn Ridge Ph.3 Sec.2

- | | |
|---------------------------------|-------------------------------------|
| Draft Resolution | <input checked="" type="checkbox"/> |
| Bond Information Sheet | <input checked="" type="checkbox"/> |
| Copy of Bond | <input type="checkbox"/> NA |
| Copy of Recorded Plat or Aerial | <input checked="" type="checkbox"/> |
| Developer Request for Reduction | <input type="checkbox"/> |
| Cost Estimate for Reduction | <input type="checkbox"/> |
| Correspondence | <input type="checkbox"/> |
| Initial Letter | <input type="checkbox"/> |
| Bond Recon Complete | <input checked="" type="checkbox"/> |
| Bond Application Form | <input checked="" type="checkbox"/> |
| Inspection Log (for new bonds) | <input type="checkbox"/> NA |
| Copies of Packet Completed | <input checked="" type="checkbox"/> |

BOND INFORMATION SHEET

Site Name: Autumn Ridge Ph. 3, Section 2

Type of Bond:	Letter of Credit	Original Bond Amount:	\$68,000	<u>Type of Action Requested:</u>
Bond #:		Current Bond Amount:	\$68,000	Establish Bond <input checked="" type="checkbox"/>
Bond Issued:		25% of Original Amount:	\$68,000	Bond Reduction <input type="checkbox"/>
Expiration Date:		(Per Section 3-102.202 of Sub. Regs)		Bond Release <input type="checkbox"/>

Past Actions

Date:	Type of Action:	Amount:	Reason:

Required Installation

Streets	
Binder Installed:	Yes for 18 lots only
Road Base:	Stone
Compaction Test Submitted:	N / A
Curb Installed:	Yes
Street Lights Installed:	Yes
Street Signs Installed:	Yes
Final Topping installed:	No
Side Walks Required:	Yes

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

Storm Water Drainage System	
System Installed:	Yes
"As Built" Drawings Submitted:	No
Meets City Specifications:	Yes

Water	
Water Line Installed:	Yes
Water Line Tested:	Yes
"As Built" Drawings Submitted:	Yes
Meets City Specifications:	Yes

BOND INFORMATION SHEET

Site Name: Autumn Ridge Ph. 3, Section 2

Miscellaneous Site Information

Total Number of Lots:	26	Developer:	Don Cameron
Current Number of Available Building Lots:	0	In Bankruptcy:	No

Amenities: N / A Complete:

1
2
3

Staff Comments:

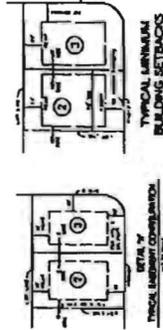
1) A walk-thru was completed 01/13/2012, all the utilities are in and tested. Binder is only in place for 18 lots, rain stopped the completion until spring for the binder

Staff Recommendation:

Recommendation for a Letter of Credit in the original amount of \$ 68,000.00 covers cost for top coat paving and any repairs on improvements in place. This Letter of Credit can not be reduced, it is at its 25% limit per Sub-Regs 1-102-202

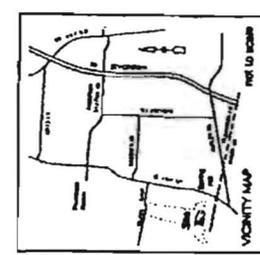
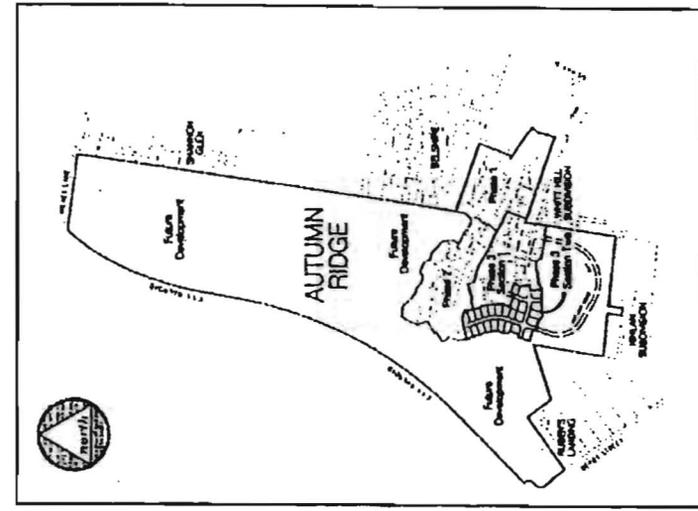
Chris Brooks
Director of Codes
City of Spring Hill

- 1. The proposed development is shown on the site plan.
- 2. The proposed development is shown on the site plan.
- 3. The proposed development is shown on the site plan.
- 4. The proposed development is shown on the site plan.
- 5. The proposed development is shown on the site plan.
- 6. The proposed development is shown on the site plan.
- 7. The proposed development is shown on the site plan.
- 8. The proposed development is shown on the site plan.
- 9. The proposed development is shown on the site plan.
- 10. The proposed development is shown on the site plan.
- 11. The proposed development is shown on the site plan.
- 12. The proposed development is shown on the site plan.
- 13. The proposed development is shown on the site plan.
- 14. The proposed development is shown on the site plan.
- 15. The proposed development is shown on the site plan.
- 16. The proposed development is shown on the site plan.
- 17. The proposed development is shown on the site plan.
- 18. The proposed development is shown on the site plan.
- 19. The proposed development is shown on the site plan.
- 20. The proposed development is shown on the site plan.



Legend

- 1. Proposed Development
- 2. Existing Development
- 3. Proposed Access
- 4. Proposed Driveway
- 5. Proposed Parking
- 6. Proposed Landscaping
- 7. Proposed Fencing
- 8. Proposed Signage
- 9. Proposed Utility
- 10. Proposed Stormwater
- 11. Proposed Sewer
- 12. Proposed Water
- 13. Proposed Gas
- 14. Proposed Electric
- 15. Proposed Telephone
- 16. Proposed Cable
- 17. Proposed Fiber Optic
- 18. Proposed Other

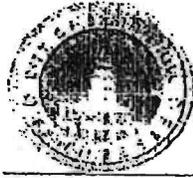


P52/96a

Sheet 1 of 2
 Phase Three, Section Two
Autumn Ridge

<p>CERTIFICATE OF DEVELOPER AND SUBMITTER</p> <p>I, the undersigned, hereby certify that the information furnished in this application is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.</p> <p>Date: 9-15-04 Signature: [Signature]</p>	<p>CERTIFICATE OF TITLE</p> <p>I, the undersigned, hereby certify that the information furnished in this application is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.</p> <p>Date: 9-15-04 Signature: [Signature]</p>	<p>CERTIFICATE OF SURVEY</p> <p>I, the undersigned, hereby certify that the information furnished in this application is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.</p> <p>Date: 9-15-04 Signature: [Signature]</p>	<p>CERTIFICATE OF CONVEYANCE</p> <p>I, the undersigned, hereby certify that the information furnished in this application is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.</p> <p>Date: 9-15-04 Signature: [Signature]</p>	<p>CERTIFICATE OF ZONING</p> <p>I, the undersigned, hereby certify that the information furnished in this application is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.</p> <p>Date: 9-15-04 Signature: [Signature]</p>	<p>CERTIFICATE OF UTILITIES</p> <p>I, the undersigned, hereby certify that the information furnished in this application is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.</p> <p>Date: 9-15-04 Signature: [Signature]</p>	<p>CERTIFICATE OF ENVIRONMENTAL IMPACT STATEMENT</p> <p>I, the undersigned, hereby certify that the information furnished in this application is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.</p> <p>Date: 9-15-04 Signature: [Signature]</p>	<p>FINAL SUBMITTAL PLAN</p> <p>CITY of Broward County, Florida Planning Department 1000 N. University Ave., Suite 100 Ft. Lauderdale, FL 33304 Phone: (954) 350-1234 Fax: (954) 350-1235 E-mail: [Email]</p>
--	--	---	---	---	--	---	---

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: Autumn Ridge PHASE: 3 SECTION: 2
OF LOTS APPROVED: 26 # OF LOTS REMAINING: 26
BOND TYPE: MAINTENANCE PERFORMANCE BOND LETTER OF CREDIT
 CASHIER'S CHECK CASH
BOND AMOUNT: \$ _____ EXPIRATION DATE: _____
AUTOMATIC RENEWAL CLAUSE INCLUDED WITH BOND: Y/N
PURPOSE OF BOND: For Water, Sewer, Storm, Top Paving

NAME OF BONDING COMPANY: 5/3 BANK BOND #: _____
CONTACT PERSON: John Nadybal EMAIL: Jonathan.NADYBAL@53.com
ADDRESS: 745 Chastain Rd NW Bldg 4000 CITY, STATE, ZIP: Kennesaw
PHONE NUMBER: 770-308-4550 FAX NUMBER: 770-792-9829

NAME OF OWNER/DEVELOPER OR REPRESENTATIVE: Don R Cameron
ADDRESS: 1503 Columbia Ave CITY, STATE, ZIP: Franklin TN 37064
PHONE NUMBER: 615-791-0093 FAX NUMBER: 615-791-0995
EMAIL: HAYLES@MSN.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: _____

Don R Cameron III 1-9-2012
Applicant Signature / Date



CITY OF SPRING HILL

INSPECTOR'S REPORT

Project: W. 1st Bridge Date: 12.16.11

Phase 2 sub 2

Work Performed: Final Roll Final grade

12.16.11 Final Roll Final grade DF

Remarks or Actions: OK - correct final
to final inspection

Inspector: Wagner