

RESOLUTION 12-119

**A RESOLUTION TO RELEASE THE ROAD MAINTENANCE BOND FOR
AUTUMN RIDGE SUBDIVISION, PHASE 1**

WHEREAS, a Maintenance Bond is currently in place for this development; and

WHEREAS, the existing Letter of Credit, considered a “maintenance surety” based on current subdivision regulations, guaranteed that the constructed improvements would function properly; and

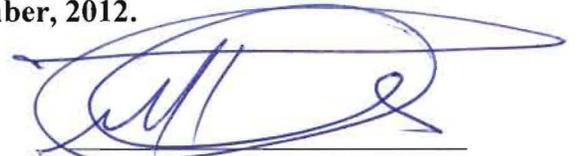
WHEREAS, to date, the Final Topping has been placed and functioning properly for a one-year period and therefore a maintenance surety is no longer required; and

WHEREAS, it is the recommendation of the Spring Hill Municipal Planning Commission that the existing Maintenance Bond be released in the amount of \$10,000.00; 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; and

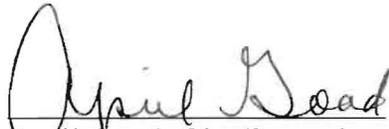
NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Board of Mayor and Aldermen that the existing Road Maintenance Bond for Autumn Ridge Phase 1, in the amount of \$10,000.00 is hereby approved.

Passed and adopted this 19th day of November, 2012.



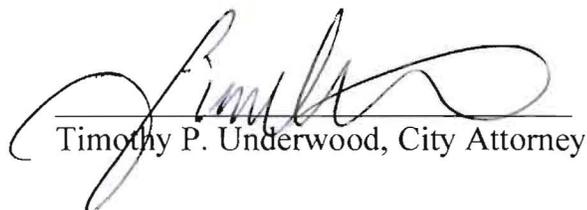
Michael Dinwiddie, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Timothy P. Underwood, City Attorney

**RESOLUTION 12-33 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE ROAD MAINTENANCE BOND FOR
AUTUMN RIDGE SUBDIVISION, SECTION 1**

WHEREAS, a Maintenance Bond is currently in place for this development; and

WHEREAS, the existing Letter of Credit, considered a “maintenance surety” based on current subdivision regulations, guaranteed that the constructed improvements would function properly; and

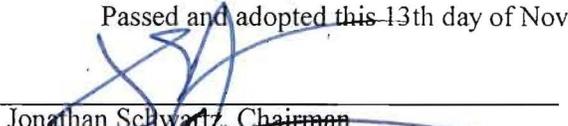
WHEREAS, to date, the Final Topping has been placed and functioning properly for a one-year period and therefore a maintenance surety is no longer required; and

WHEREAS, it is the recommendation of the Codes Department that the existing Maintenance Bond be released in the amount of \$10,000.00; 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; and

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that the existing Road Maintenance Bond for Autumn Ridge Phase 1, in the amount of \$10,000.00 is hereby recommended for release by the Board of Mayor and Aldermen.

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



Jonathan Schwartz, Chairman



Michael Dinwiddie, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

August 21, 2012

Mr. Donnie Cameron

Autumn Ridge Development
1503 Columbia Ave
Franklin TN 37068

Development Name: Autumn Ridge

Phase or Section of Construction: Phase 1

Public Improvements: Sewer, Water, Storm Water, Sidewalks, Street Lights, Street Signs & Paving

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved. **Note: Lots 19 & 52 are vacant and do not have sidewalks**

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

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.


City of Spring Hill Utility Inspector (signature)

Printed name:

Approved By:


Jeff Foster, Director of Public Works

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

City of Spring Hill
199 Town Center Parkway
P.O. Box 789
Spring Hill, TN 37174
Phone: 931.486.2252 ext. 214
Fax: 931.486.3596



For additional information, send inquiries to:
Chris Brooks (cbrooks@springhilltn.org)

APPLICATION FOR SURETY

PROJECT NAME: Autumn Ridge Dev PHASE: I SECTION: _____
OF LOTS APPROVED: 42 # OF LOTS REMAINING: 1 Sale Trailer Lot
SURETY TYPE: _____ MAINTENANCE _____ PERFORMANCE _____ RESTORATION
POSTED WITH: _____ LETTER OF CREDIT _____ PERFORMANCE BOND _____ CASH
SURETY AMOUNT: \$ _____ EXPIRATION DATE: _____
AUTOMATIC RENEWAL CLAUSE INCLUDED WITH SURETY: Y / N
PURPOSE OF SURETY: to Release Maintenance

NAME OF FINANCIAL INSTITUTION: 5/3 Bank SURETY #: _____
CONTACT PERSON: John Nadybal EMAIL: Jonathan.Nadybal
ADDRESS: 745 Chastain Rd NW Bld 4000 CITY, STATE, ZIP: Kennesaw Ga 30144
PHONE NUMBER: 404-279-4513 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: _____

ACTION REQUEST

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

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

EXPLANATION FOR PROOF OF DIFFICULTY: to Release Maintenance Bond

Don R. Cameron, III 10/10/2012
Applicant Signature / Date

**FORM FOR OFFER OF
IRREVOCABLE DEDICATION**

AGREEMENT made this 13 day of SEPT 2012, 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 Autumn Ridge Dev a Sole Proprietor having its office and place of business at 1503 Columbia Ave Franklin TN 37064 hereinafter designated as the "developer".

WHEREAS, the Spring Hill Planning Commission is in the process of approving a subdivision plat entitled Autumn Ridge Pt I dated 11/19/2006 and prepared by Anderson, Delt, EPS and

WHEREAS, said plat designates certain public improvements consisting of Road Right of Ways 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; PB. 46 PG 6
Recorded In Register of Deeds Office Williamson Co.

WHEREAS, the Developer has delivered 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 deeds of conveyance for the premises described in Schedule PB 46 PG 6 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 deeds 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 13 day of Sept, 2012, 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:

Don R. Cameron, III

9-13-2012 20
Date

Don R. Cameron, III
Developer Signature

(CORPORATE SEAL)

ATTEST: _____

FOR THE CITY OF SPRING HILL:

BY: _____
Signature

_____ 20

Printed Name



CERTIFICATE OF SATISFACTORY COMPLETION

August 21, 2012

Mr. Donnie Cameron
Autumn Ridge Development
1503 Columbia Ave
Franklin TN 37174

Development Name: Autumn Ridge

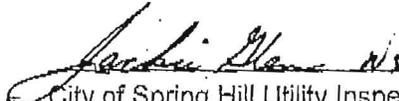
Phase or Section of Construction: Phase 1

Public Improvements: Sewer, Water, Storm Water, Sidewalks, Street Lights, Street Signs & Paving

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

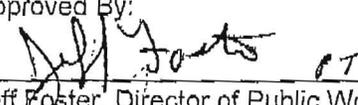
Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.


City of Spring Hill Utility Inspector (signature)

Printed name:

Approved By:


Jeff Foster, Director of Public Works

RESOLUTION 11-30 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO ESTABLISH A MAINTENANCE SURETY FOR
AUTUMN RIDGE PHASE 1 SUBDIVISION

WHEREAS, the following improvements have been completed 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, the City has inspected the completed improvements and issued a "Certificate of Satisfactory Completion"; and

WHEREAS, the performance surety for this development has been released; and

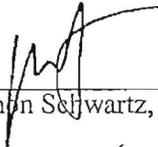
WHEREAS, an Offer of Dedication has been submitted by the developer; and

WHEREAS, pursuant to Article III, Section 3-103 of the Subdivision Regulations, upon completion of the public improvements listed above, the Developer may 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.

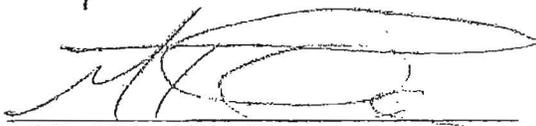
WHEREAS, it is the recommendation of the Codes Department that a maintenance surety be established for a period of twelve (12) months in the amount of \$10,000.00; and

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that establishment of a maintenance surety for Glennmont Subdivision in the amount of \$10,000.00 is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 14th day of November, 2011.



Jonathon Seljwartz, Chairman



Michael Dinwiddie, Secretary

RESOLUTION 11-113

**A RESOLUTION TO ESTABLISH A MAINTENANCE SURETY FOR
AUTUMN RIDGE PHASE 1 SUBDIVISION**

WHEREAS, the following improvements have been completed 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, the City has inspected the completed improvements and issued a "Certificate of Satisfactory Completion"; and

WHEREAS, an Offer of Dedication has been submitted by the developer; and

WHEREAS, pursuant to Article III, Section 3-103 of the Subdivision Regulations, upon completion of the public improvements listed above, the Developer may 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.

WHEREAS, it is the recommendation of the Planning Commission that a maintenance surety be established for a period of twelve (12) months in the amount of \$10,000.00; and

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Board of Mayor and Aldermen that establishment of a maintenance surety for Autumn Ridge Subdivision in the amount of \$10,000.00 is hereby approved.

Passed and adopted this 21st day of November, 2011.



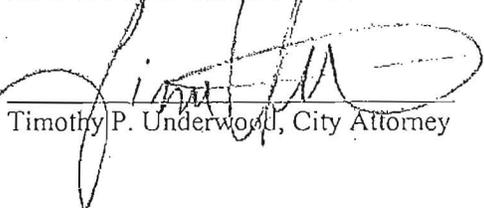
Michael Dinwiddie, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Timothy P. Underwood, City Attorney

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:
Chris Brooks (cbrooks@springhilltn.org)

APPLICATION FOR SURETY

PROJECT NAME: Autumn Ridge PHASE: _____ SECTION: 1
OF LOTS APPROVED: 42 # OF LOTS REMAINING: 0 (Sales Trailer)
SURETY TYPE: MAINTENANCE _____ PERFORMANCE _____ RESTORATION
POSTED WITH: _____ LETTER OF CREDIT _____ PERFORMANCE BOND _____ CASH
SURETY AMOUNT: \$ _____ EXPIRATION DATE: _____
AUTOMATIC RENEWAL CLAUSE INCLUDED WITH SURETY: Y/N
PURPOSE OF SURETY: Release
Performance Bond/Maintenance @ \$10,000.00
For 1 year for Paving, Stormwater, Street signs, sidewalk, sewer

NAME OF FINANCIAL INSTITUTION: SIB BANK SURETY #: _____
CONTACT PERSON: John NADYBAL EMAIL: Jonathan.Nadybal@SB.com
ADDRESS: 745 Chastain Rd NW #4000 CITY, STATE, ZIP: Kennesaw GA 30144
PHONE NUMBER: 404-279-4513 FAX NUMBER: 770-792-9829

NAME OF OWNER/DEVELOPER OR REPRESENTATIVE: DON CAMERON
ADDRESS: 1503 Columbia Ave CITY, STATE, ZIP: Franklin TN 37064
PHONE NUMBER: 615-791-0093 FAX NUMBER: 615-791-0995
EMAIL: Haylesa@MSA.com

ACTION REQUEST

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

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

EXPLANATION FOR PROOF OF DIFFICULTY: Release Performance Bond
\$0 Reduce to maintenance @ \$10,000.00

Don R. Cameron, III 9-14-2011
Applicant Signature / Date

BOND INFORMATION SHEET

Site Name: Autumn Ridge Phase 1

Type of Bond:	Letter of Credit	Original Bond Amount:	\$187,576.40	Type of Action Requested:
Bond #:	S405861	Current Bond Amount:	\$50,000.00	Bond Renewal <input type="checkbox"/>
Bond Issued:	5-Dec-08	25% of Original Amount:	\$46,894.10	Bond Reduction <input type="checkbox"/>
Expiration Date:	20-Nov-11	(Per Section 3-102.202 of Sub. Regs)		Bond Release <input checked="" type="checkbox"/>

Past Actions

Date:	Type of Action:	Amount:	Reason:
10/12/2009	Renew L of C	88,343.53	Surety date 11-20-09, PC action to renew for 12 months
3/15/2010	reduce	50,000.00	combined two letters of credit and reduced for top coat
11/21/2011	Maint. Bond	\$10,000.00	Maintenance bond in place for one year

Required Installation

Streets	
Binder Installed:	Yes
Road Base:	Stone
Compaction Test Submitted:	Yes
Curb Installed:	Yes
Street Lights Installed:	Yes
Street Signs Installed:	Yes
Side Walks Installed:	Yes
Final Topping Installed:	No see comment #3

Sewer	
Sewer Line Installed:	Yes
Sewer Line Tested:	10/13/2006
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:	10/18/2006
"As Built" Drawings Submitted:	Yes
Meets City Specifications:	Yes

BOND INFORMATION SHEET

Site Name: Autumn Ridge Phase 1

Miscellaneous Site Information

Total Number of Lots:	42	Developer:	Donnie Cameron
Current Number of Available Building Lots:	1	In Bankruptcy:	No

Amenities: Complete:

1
2
3

Staff Comments:

1. A Maintenance Bond to be set for \$10000.00
2. A final walk through inspection will need to be requested and completed prior to release of the Maintenance bond and
3. Developer will start the final topping November 1, 2011, and completed by November 4, 2011
4. One lot left to build on. Currently it is the sales trailer that will remain in place until development is complete.

Staff Recommendation:

Release Bond for Phase 1

Chris Brooks
Director of Codes
City of Spring Hill