

**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

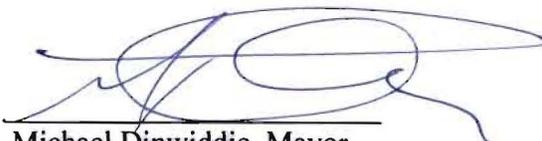
**WHEREAS**, it is the recommendation of the Planning Commission that a Letter of Credit be established for twelve (12) months, in the amount of \$68,000.00; and

**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

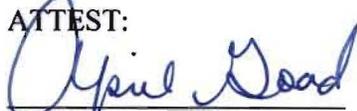
**WHEREAS**, upon completion of the public improvements listed above, the Developer will be required to file a "maintenance" bond guaranteeing performance of the public improvements for an additional one year period with the Planning Commission after the dedication and acceptance of such public improvements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

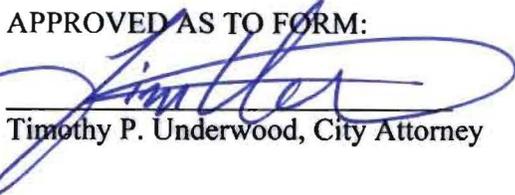
**Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, this the 21<sup>st</sup> day of February, 2012.**

  
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

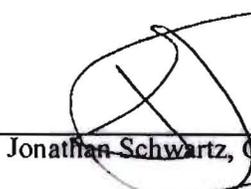
**WHEREAS**, it is the recommendation of the Codes Department that a Letter of Credit be established for twelve (12) months, in the amount of \$68,000.00; and

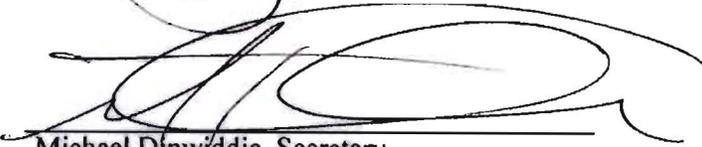
**WHEREAS**, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements 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**

<b>Streets</b>	
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

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

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

<b>Water</b>	
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:

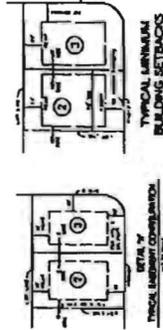
1) A walk-thru was completed 01/13/2012, all the utilities are in and tested. Binder is only in place for 18 lots, rain stopped the completion until spring for the binder

## 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

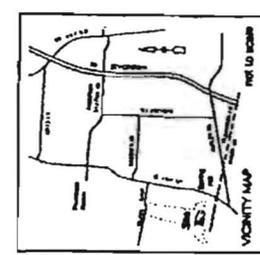
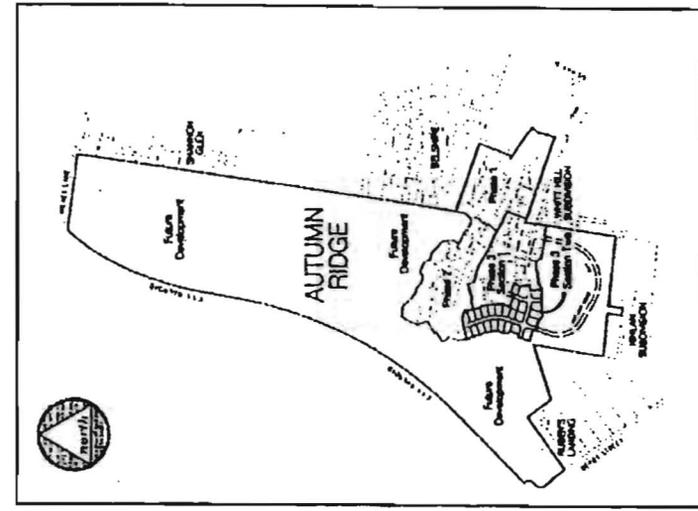
Chris Brooks  
Director of Codes  
City of Spring Hill

- 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 Easement
- 5. Proposed Right-of-Way
- 6. Proposed Utility
- 7. Proposed Street
- 8. Proposed Lot
- 9. Proposed Building
- 10. Proposed Parking
- 11. Proposed Driveway
- 12. Proposed Fence
- 13. Proposed Wall
- 14. Proposed Gate
- 15. Proposed Sign
- 16. Proposed Light
- 17. Proposed Tree
- 18. Proposed Plant
- 19. Proposed Animal
- 20. Proposed Object



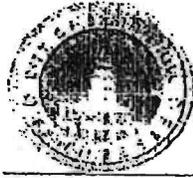
P52/96a

Sheet 1 of 2  
 Phase Three, Section Two  
 Autumn Ridge

<p><b>CERTIFICATE OF DEVELOPER AND SUBMITTER</b></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 a duly licensed professional engineer in the State of California.</p> <p>Date: 10/15/04</p> <p>Signature: [Signature]</p>	<p><b>CERTIFICATE OF PREPARED BY</b></p> <p>I, the undersigned, hereby certify that I am a duly licensed professional engineer in the State of California, and that I have prepared the plans and specifications for the development shown on this application.</p> <p>Date: 10/15/04</p> <p>Signature: [Signature]</p>	<p><b>CERTIFICATE OF SURVEY</b></p> <p>I, the undersigned, hereby certify that I am a duly licensed professional engineer in the State of California, and that I have surveyed the land shown on this application.</p> <p>Date: 10/15/04</p> <p>Signature: [Signature]</p>	<p><b>CERTIFICATE OF THE OFFICER OF THE COUNTY OF SAN DIEGO</b></p> <p>I, the undersigned, hereby certify that I am the County Engineer for the County of San Diego, and that I have reviewed the plans and specifications for the development shown on this application.</p> <p>Date: 10/15/04</p> <p>Signature: [Signature]</p>	<p><b>CITY OF SAN DIEGO, PLANNING COMMISSION</b></p> <p>I, the undersigned, hereby certify that I am a member of the Planning Commission of the City of San Diego, and that I have reviewed the plans and specifications for the development shown on this application.</p> <p>Date: 10/15/04</p> <p>Signature: [Signature]</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