

QUAD CITIES PLANNING and DEVELOPMENT

Representing the Cities of Arcade, Jefferson and Talmo

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To: Prospective Developers, Builders, and Consultants

From: Dale A. Hall, RLA, AICP, Director

Date: August 1, 2005

RE: Bond Requirements for Construction Projects

According to the Land Use Management Code of the Quad Cities (LUMC), adopted May 2004, anyone who develops property in the Cities of Arcade, Talmo, or Jefferson shall provide the Planning & Development Department of Quad Cities Planning Commission (P&D) the following financial securities to guarantee disturbance and/or development activities:

1. Soil & Erosion Sedimentation Bond (LUMC 13.4.2.j. & 13.5.10.).

Prior to issuance of a *development permit*, a bond in the amount of \$3,000 per acre or any fraction thereof of proposed land disturbance activity is required. In the case of violations of the SESC requirements, the bond or any part thereof may be forfeited and the proceeds used to hire a contractor to stabilize the site of land-disturbance activity and bring it into compliance.

2. Landscaping Bond (LUMC Section 16.4.8.).

Prior to issuance of a *certificate of occupancy*, the developer is required to post a performance bond or cash escrow guaranteeing all landscaping materials and work for a period of two (2) years after approval or acceptance by P&D. The bond will be one-hundred percent (100%) of the cost of replacing all of the landscaping required by these specifications and shall be substantiated by a line-item estimate of installation costs of all landscaping materials. At the end of two (2) years, P&D shall make an inspection and notify the owner or developer and the bond company of any corrections to be made. If no maintenance is required, or if maintenance is provided by said responsible party, P&D shall release the bond.

3. Subdivision Improvements Guarantees (LUMC 26.4.5.).

Prior to approval of a *final plat*, a guarantee shall be submitted in the amount to secure the full costs of constructing or installing all improvements and utilities. These improvements include but are not limited to streets, sidewalks, utilities, stormwater facilities, etc. The developer is required to submit to a line-item estimate detailing all construction items and their associated installation costs. The performance bond or other form of guarantee shall have duration of eighteen (18) months or until such time as at least twenty-five percent (25%) of the homes planned in a subdivision have been constructed, whichever occurs later. The date to determine the beginning of the eighteen (18) month time period shall be the date of approval of the final plat.

Please do not hesitate to contact the Planning & Development Department of Quad Cities Planning Commission if you have any questions pertaining to these Code requirements.