

RESOLUTION 11-103

**A RESOLUTION TO RENEW A LETTER OF CREDIT FOR
BUCKNER CROSSING SUBDIVISION – SECTION 2**

WHEREAS, a Letter of Credit is currently in place for this development; 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 completed 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 renewed for twelve (12) months, in the amount of \$50,000.00; and

WHEREAS, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the letter of credit and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the Letter of Credit 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.

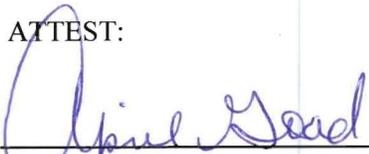
NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Board of Mayor and Aldermen that the renewal of a Letter of Credit for Buckner Crossing Subdivision, Section 2 in the amount of \$50,000.00 is hereby approved.

Passed and adopted this 17th day of October, 2011.



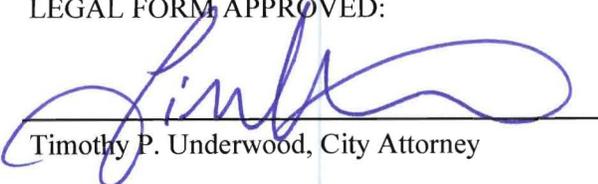
Michael Dinwiddie, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Timothy P. Underwood, City Attorney

CHECKLIST

Information for Planning Commission Packets

Deadline: 9-12-2011

Development: Buckner Crossing, Section Phase 2

- Draft Resolution 11-28 DRAFT
- Bond Information Sheet DRAFT
- Copy of Bond
- Copy of Recorded Plat or Aerial original & revision
- Developer Request for Reduction NA
- Cost Estimate for Reduction NA
- Correspondence
- Initial Letter call to C. EVERS 9-1-2011
- Bond Recon Complete
- Bond Application Form LM w/ Cyril to completed! Submit
- Inspection Log (for new bonds) NA
- Copies of Packet Completed

**RESOLUTION 11-28 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

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BUCKNER CROSSING SUBDIVISION – SECTION 2**

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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 completed 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 renewed for twelve (12) months, in the amount of \$50,000.00; and

WHEREAS, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the letter of credit and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the Letter of Credit 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 renewal of a Letter of Credit for Buckner Crossing Subdivision, Section 2 in the amount of \$50,000.00 is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 10th day of October, 2011.

Jonathan Schwartz, Chairman

Michael Dinwiddie, Secretary



COMMUNITY FIRST BANK & TRUST

Expect more from your bank.

501 S. James M. Campbell Blvd.
Columbia, TN 38401

Date: November 10, 2010
Letter of Credit No: 01001161
Expiration: November 10, 2011

City of Springhill
199 Town Center Parkway
Spring Hill, TN 37174

Re: Irrevocable Standby Letter of Credit for
E.G. DEVELOPMENT, A Tennessee General Partnership
Buckner Crossing Section 2
Maintenance Bond

We hereby establish an Irrevocable Letter of Credit for the account of E.G. DEVELOPMENT, A Tennessee General Partnership, developer of Buckner Crossing Section 2, a residential subdivision in Spring Hill, TN ("Developer"), in the amount of **Fifty Thousand Dollars and no/100 (\$50,000.00)** available by draft at sight for payment in full for completion of the water system (with satisfactory bacteriological water sample tests), completion of the sanitary sewer system (including vacuum testing), installation of storm water drainage system (includes soils stabilization), asphalt binder, asphalt topping and concrete curbing with backfill, seed & straw /matting of right- of-way. Upon completion of these items, you should notify the City and request an inspection of the infrastructure items.

In the event of the failure of the Developer to complete the water system, sewer system and installation of storm water drainage system, asphalt binder, and concrete curbing with backfill, seed & straw/matting of right-of-way, as required by the Town of Spring Hill prior to the expiration date of this instrument the Town of Spring Hill shall notify the Bank in writing. Upon such notification, the Bank shall either renew the Letter of Credit for a term acceptable to the Town of Spring Hill or pay the amount set forth above to the Town of Spring Hill. **In case of default, Community First Bank & Trust hereby irrevocably agrees to pay the sum of Fifty Thousand Dollars and no/100 (\$50,000.00) for the improvements to be completed on behalf of the Town of Spring Hill in conjunction with this Project.** The Town of Spring Hill agrees to refund to Community First Bank & Trust any amounts not expended by the Town of Spring Hill to complete the unfinished requirements of the said Project.

It is understood and agreed that this in no way limits the liability of the developer for any costs in addition to Fifty Thousand Dollars and no/100 (\$50,000.00)

This agreement automatically terminates on November 10, 2011.

Sincerely,

Carl B. Campbell

Senior Vice President and Chief Credit Officer

Except as otherwise expressly stated herein, this credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision). Internal Chamber of Commerce Publication No. 500.

BOND INFORMATION SHEET

Site Name: Buckner Crossing Section 2

Type of Bond:	Letter of Credit	Original Bond Amount:	\$50,000	<u>Type of Action Requested:</u>
Bond #:	1001161	Current Bond Amount:	\$50,000	Bond Renewal <input checked="" type="checkbox"/>
Bond Issued:		25% of Original Amount:	\$12,500	Bond Reduction <input type="checkbox"/>
Expiration Date:	10-Nov-10	(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	
Road Base:	Stone	
Compaction Test Submitted:	No	
Curb Installed:	Yes	
Street Lights Installed:	Yes	
Street Signs Installed:	Yes	
Final Topping installed:	Yes	
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:	No	
Meets City Specifications:	Yes	

BOND INFORMATION SHEET

Site Name: Buckner Crossing Section 2

Miscellaneous Site Information

Total Number of Lots:	55	Developer:	E.G. Development
Current Number of Available Building Lots:	24	In Bankruptcy:	No

Amenities: Complete:

- 1
- 2
- 3

Staff Comments:

- 1
- 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.

Staff Recommendation:

Chris Brooks
Director of Codes
City of Spring Hill

CURB GRASS AREA/FURNISHING ZONE
5' SIDEWALK WITH GRASS PLOT

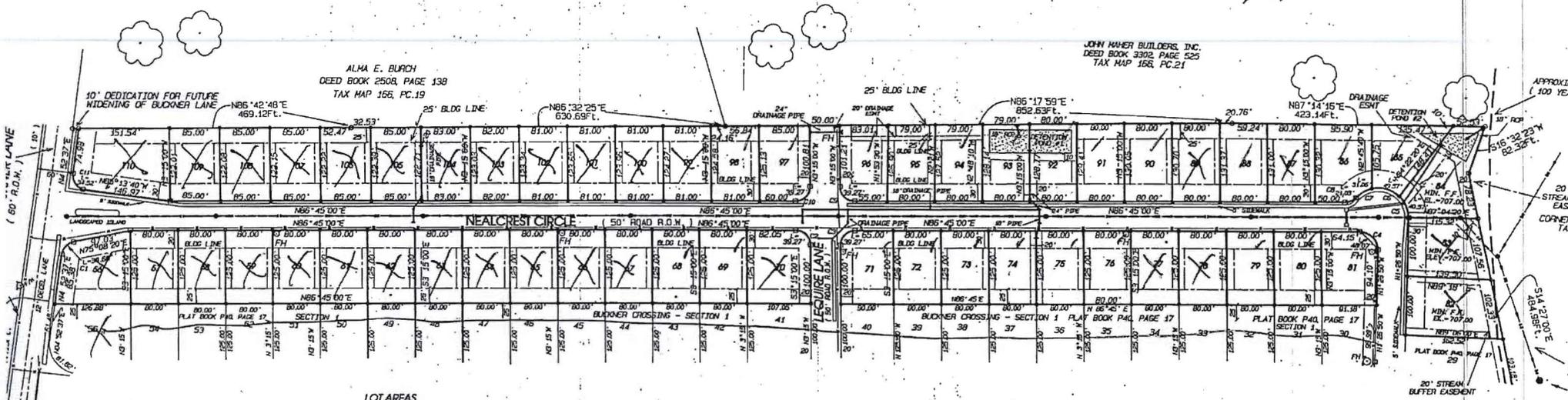
LOT 56	1016 NEALCREST CIRCLE	LOT 81	1039 NEALCREST CIRCLE
LOT 57	1018 NEALCREST CIRCLE	LOT 82	1041 NEALCREST CIRCLE
LOT 58	1020 NEALCREST CIRCLE	LOT 83	1043 NEALCREST CIRCLE
LOT 59	1022 NEALCREST CIRCLE	LOT 84	1045 NEALCREST CIRCLE
LOT 60	1024 NEALCREST CIRCLE	LOT 85	1047 NEALCREST CIRCLE
LOT 61	1026 NEALCREST CIRCLE	LOT 86	1049 NEALCREST CIRCLE
LOT 62	1028 NEALCREST CIRCLE	LOT 87	1051 NEALCREST CIRCLE
LOT 63	1030 NEALCREST CIRCLE	LOT 88	1053 NEALCREST CIRCLE
LOT 64	1032 NEALCREST CIRCLE	LOT 89	1055 NEALCREST CIRCLE
LOT 65	1034 NEALCREST CIRCLE	LOT 90	1057 NEALCREST CIRCLE
LOT 66	1036 NEALCREST CIRCLE	LOT 91	1059 NEALCREST CIRCLE
LOT 67	1038 NEALCREST CIRCLE	LOT 92	1061 NEALCREST CIRCLE
LOT 68	1040 NEALCREST CIRCLE	LOT 93	1063 NEALCREST CIRCLE
LOT 69	1042 NEALCREST CIRCLE	LOT 94	1065 NEALCREST CIRCLE
LOT 70	1044 NEALCREST CIRCLE	LOT 95	1067 NEALCREST CIRCLE
LOT 71	1046 NEALCREST CIRCLE	LOT 96	1069 NEALCREST CIRCLE
LOT 72	1048 NEALCREST CIRCLE	LOT 97	1071 NEALCREST CIRCLE
LOT 73	1050 NEALCREST CIRCLE	LOT 98	1073 NEALCREST CIRCLE
LOT 74	1052 NEALCREST CIRCLE	LOT 99	1075 NEALCREST CIRCLE
LOT 75	1054 NEALCREST CIRCLE	LOT 100	1077 NEALCREST CIRCLE
LOT 76	1056 NEALCREST CIRCLE	LOT 101	1079 NEALCREST CIRCLE
LOT 77	1058 NEALCREST CIRCLE	LOT 102	1081 NEALCREST CIRCLE
LOT 78	1060 NEALCREST CIRCLE	LOT 103	1083 NEALCREST CIRCLE
LOT 79	1062 NEALCREST CIRCLE	LOT 104	1085 NEALCREST CIRCLE
LOT 80	1064 NEALCREST CIRCLE	LOT 105	1087 NEALCREST CIRCLE
LOT 81	1066 NEALCREST CIRCLE	LOT 106	1089 NEALCREST CIRCLE
		LOT 107	1091 NEALCREST CIRCLE
		LOT 108	1093 NEALCREST CIRCLE
		LOT 109	1095 NEALCREST CIRCLE
		LOT 110	1097 NEALCREST CIRCLE

DUCKIVER CROSSING

SECTION 2
(LOTS 56 THRU 110)
(55 LOTS)

24 left

X lots Built on



ALMA E. BURCH
DEED BOOK 2508, PAGE 138
TAX MAP 155, PC.19

JOHN MAHER BUILDERS, INC.
DEED BOOK 3302, PAGE 525
TAX MAP 155, PC.21

LOT AREAS

BLOCK	LOT	AREA (Sq.Ft.)	Acres	% AREA
56	13424	8,3582	0.2541	8.5677
57	10000	8,2296	0.2396	8.3820
58	10000	8,2296	0.2396	8.3820
59	10000	8,2296	0.2396	8.3820
60	10000	8,2296	0.2396	8.3820
61	10000	8,2296	0.2396	8.3820
62	10000	8,2296	0.2396	8.3820
63	10000	8,2296	0.2396	8.3820
64	10000	8,2296	0.2396	8.3820
65	10000	8,2296	0.2396	8.3820
66	10000	8,2296	0.2396	8.3820
67	10000	8,2296	0.2396	8.3820
68	10000	8,2296	0.2396	8.3820
69	10000	8,2296	0.2396	8.3820
70	12248	8,3041	0.2411	8.4559
TOTAL		156672	3.5967	100.0000

BLOCK	LOT	AREA (Sq.Ft.)	Acres	% AREA
82	15059	8,3457	0.2418	7.4883
83	13951	8,2996	0.2396	8.8869
84	13731	8,3152	0.2403	9.3500
85	10246	8,2352	0.2396	6.9769
86	11872	8,2725	0.2401	6.8841
87	10453	8,2400	0.2396	7.1179
88	10500	8,2412	0.2396	7.1533
89	10481	8,2406	0.2396	7.1369
90	10430	8,2394	0.2394	7.1022
91	10379	8,2393	0.2393	7.0675
92	10367	8,2371	0.2391	7.0321
TOTAL		126534	2.900	100.0000

BLOCK	LOT	AREA (Sq.Ft.)	Acres	% AREA
93	10212	8,2240	0.2393	7.1505
94	10161	8,2333	0.2393	7.1277
95	10110	8,2321	0.2392	7.1233
96	10178	8,2336	0.2393	7.1233
97	10140	8,2304	0.2392	7.1179
TOTAL		52048	1.1944	100.0000

BLOCK	LOT	AREA (Sq.Ft.)	Acres	% AREA
71	11116	8,2552	0.2396	8.8764
72	10000	8,2296	0.2396	8.8849
73	10000	8,2296	0.2396	8.8849
74	10000	8,2296	0.2396	8.8849
75	10000	8,2296	0.2396	8.8849
76	10000	8,2296	0.2396	8.8849
77	10000	8,2296	0.2396	8.8849
78	10000	8,2296	0.2396	8.8849
79	10000	8,2296	0.2396	8.8849
80	10000	8,2296	0.2396	8.8849
81	11435	8,2625	0.2400	9.0000
TOTAL		112551	2.5838	100.0000

BLOCK	LOT	AREA (Sq.Ft.)	Acres	% AREA
98	10531	8,2418	0.2396	7.4883
99	10110	8,2323	0.2393	7.1505
100	10028	8,2302	0.2392	7.1401
101	10003	8,2296	0.2396	7.1233
102	10101	8,2318	0.2393	7.1521
103	10198	8,2341	0.2394	7.2612
104	10417	8,2391	0.2393	7.4171
105	10393	8,2385	0.2393	7.4060
106	10386	8,2384	0.2393	7.3950
107	10377	8,2382	0.2393	7.3855
108	10374	8,2377	0.2392	7.3750
109	10371	8,2372	0.2392	7.3655
110	10368	8,2367	0.2392	7.3560
TOTAL		140448	3.2242	100.0000

CURVE DATA

C1 Δ 70°15'47" R=25.00' T17.59' A=30.66' S40°00'31"W Lc=28.77'

C2 Δ 90°00'00" R=25.00' T25.00' A=39.27' N48°15'00"W Lc=35.36'

C3 Δ 90°00'00" R=25.00' T25.00' A=39.27' N41°45'00"W Lc=35.36'

C4 Δ 91°48'11" R=30.00' T30.96' A=48.07' S47°20'55"E Lc=43.09'

C5 Δ 46°29'09" R=50.00' T21.47' A=40.57' N25°47'47"W Lc=39.46'

C6 Δ 55°47'58" R=50.00' T27.03' A=49.57' S77°26'21"E Lc=47.56'

C7 Δ 35°35'29" R=50.00' T16.05' A=31.06' S66°21'56"W Lc=30.56'

C8 Δ 48°11'23" R=25.00' T11.18' A=21.03' S62°39'53"W Lc=20.41'

C9 Δ 89°59'26" R=25.00' T25.00' A=39.27' S48°14'43"E Lc=35.35'

C10 Δ 89°58'50" R=25.00' T24.99' A=39.26' S41°45'58"W Lc=35.35'

C11 Δ 79°07'03" R=25.00' T20.65' A=34.52' S34°40'54"E Lc=31.84'

05/17/2006-08:12:33 AM
D6022626

PLAN: 10000
PAGE: 94

PLAT BOOK: P44
PAGE: 94

DATE: 05-17-06
BY: JMW
CHECKED: JMW

SAIDIZ WADZ
REGISTERED LAND SURVEYOR
TENNESSEE NO. 506

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations for Spring Hill, Tennessee with the exception of such variances, if any, as are noted in the Minutes of the Spring Hill Planning Commission, and that it has been approved for recording in the Office of the Register of Deeds.

5-16-06 *Donna Smith*
Secretary, Spring Hill Regional Planning Commission

CERTIFICATION OF THE APPROVAL OF STREETS

I hereby certify: (1) That streets have been installed in an acceptable manner and according to City Specifications, or (2) That a security bond in the amount of \$1,125,000 has been posted with City of Spring Hill, Tennessee to assure completion of all required improvements in case of default.

5-15-06 *James Webb*
Enforcing Officer for the Subdivision Regulations

CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACTS SHOWN AND THAT THIS PLAT IS A TRUE REPRESENTATION OF THE SURVEY, AND THAT THIS IS A CATEGORY "A" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:15,000 + AS SHOWN HEREON.

James D. Webb

JAMES D. WEBB
REGISTERED LAND SURVEYOR
TENNESSEE NO. 506

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE

CERTIFICATION

I hereby certify that the sewage disposal utility system or systems installed or proposed for installation, fully meet the requirements of the Tennessee Health Department and are

TAX MAP 1:

1	1-5
2	4-1

City Reps:
 Jerome, Ferrell
 Bernie, Jim V.
 Beau, John P.

City of Spring Hill
 Public Works Department

Project Reps:
 Taylor-Golden
 Jim Webb
 Harley Ezill

Subdivision: Buckner Crossing Phases: 2

Preconstruction Meeting Date: 20 May 2005				
Procedure	Date	Results	Technician	Comments
SEWER				
Air Test	1-19-06	OK	Jackie	
Mandrel Test	1-19-06	OK	Jackie	
Vacuum Test M.H.s	1-23-06	OK	J.V.	
Mark Service Lines	1-5-06	OK	Ollie	
AS BUILT Drawings		OK		
WATER				
Pressure Test		12-1-05	Wayne	OK
Bacteriological Test		12-7-05	J.F.	Neg
Wire Continuity	3-22-07	3-22-07	Bill	OK
Locate Valve Boxes				
Stake Meter Boxes		OK	J.F.	
Fire Hydrant Grade				
STREETS				
Proof Roll Subgrade		11-15-05	Wayne	OK
Proof Roll Base Stone		11-21-05	Wayne	OK
Check M.H. Castings				
Binder Installed		12-21-05	Wayne	OK
Topping Installed				
Curb Installed		12-28-05	Wayne	OK
Sidewalks Installed				
Traffic & Street Signs				
Street Lights				
DRAINAGE				
Structure Installation				
Erosion Control	17 June 05	Pass	Beau Herrie,	By Fire Grade Inspector
Swales Stabilized				

Performance to Maintenance Walk Through Date: _____
 City Acceptance (Final) Walk Through Date: _____

Notes: 26 Aug 05 - Post Re-insp - Failed 1st try
 29 Aug 05 Pre Re-insp OK