



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: LORI PYATTE, PLANNING TECHNICIAN

DATE: JUNE 11, 2024

SUBJECT: IRREVOCABLE LETTER OF CREDIT CONTINGENT RELEASE FOR HUNT'S CROSSING PH 1A

FILE NUMBER: PLNCOM22-0031

The City currently holds an Irrevocable Letter of Credit for Hunt's Crossing Phase 1A. The letter of credit is in the amount of \$122,655.62 and is to cover the cost of the remaining improvements. The developer has requested the release of the Irrevocable Letter of Credit on contingent terms. In reviewing with our City Engineering Department, there remains 450 square feet of concrete sidewalk to be poured. The developer anticipates completing the remaining sidewalk soon.

Subsequently, staff recommends a contingent approval to release the Irrevocable Letter of Credit once the remaining portion of sidewalk is completed.

ENGINEERS ESTIMATE
Roadways and Utilities - Hunts Crossing Development

FILE NO. 2021-D7

January 26, 2024

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
General Items					
1	1	LS	Mobilization	\$ 38,684.90	\$ 38,684.90
2	1	LS	Topsoil, Mulching, Seeding and Strawing	\$ 15,000.00	\$ 15,000.00
Paving					
2	145	TON	1" Asphaltic Concrete Surface Mix (PG64-22, Grade D)	\$ 150.15	\$ 21,728.31
				Total	\$ 21,728.31
Sidewalks					
3	4,500	S.F.	4" Concrete Sidewalk, 5' Wide - Completed		
Erosion Control					
4	1	LS	Erosion Control	\$ 10,000.00	\$ 10,000.00
				SUBTOTAL	\$ 107,141.53
					\$ 6,428.49
					\$ 113,570.02
					\$ 9,085.60
				TOTAL	\$ 122,655.62


David Harris
 Civil Engineer I
 City of Kingsport

January 26, 2024

Date

ENGINEERS ESTIMATE
Roadways and Utilities - Hunts Crossing Development - Phase 1

FILE NO. 2021-D7

June 1, 2024

ITEM NO.	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
Sidewalks					
1	450	S.F.	4" Concrete Sidewalk, 5' Wide	\$ 7.79	\$ 3,505.50
				SUBTOTAL	\$ 3,505.50
					\$ 210.33
					\$ 3,715.83
					\$ 297.27
				TOTAL	\$ 4,013.10


David Harris
 Civil Engineer I
 City of Kingsport

June 1, 2024

Date



THE RETREAT AT HUNTS CROSSING
PHASE 1A
13TH CIVIL DISTRICT
SULLIVAN COUNTY, TENNESSEE
MARCH 9, 2002

LEGEND

- EXISTING OLD GRADU
- NEW AND NEW (2002)
- (1/2" RADIUS CURVED "L" LINE INDICATOR)
- DISMANTLED & REMOVED CURBING THAT FALLS ON AN ELECTRIC TRANSMISSION POLE
- CENTERLINE
- EXISTING STAKE
- EXISTING ROAD
- PROPOSED NEW (CONCRETE) PAVED ROAD
- (NOT SHOWN UNLESS NOTED)
- LOT NUMBER
- ADDRESS

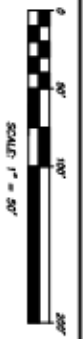
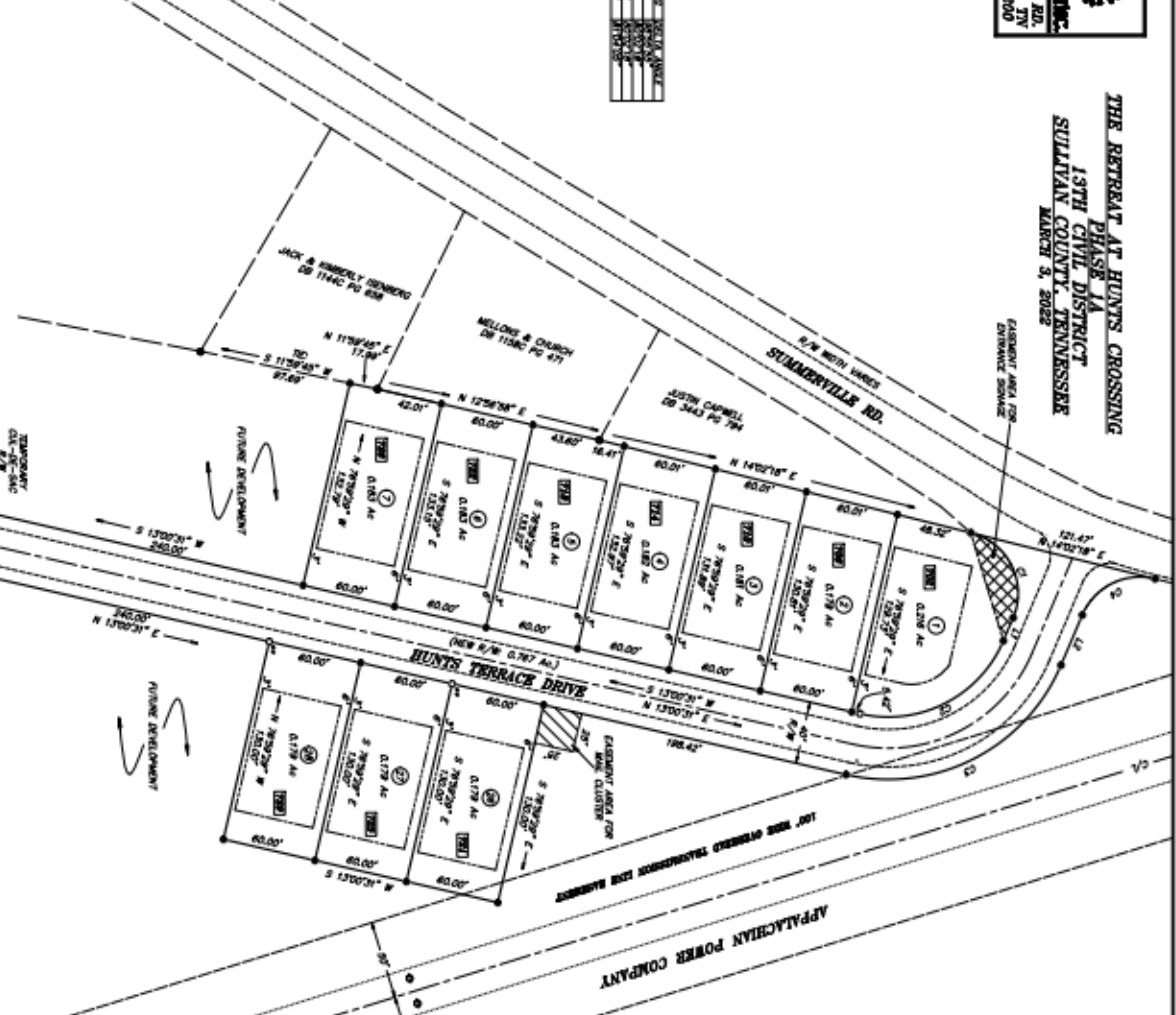
NO.	DESCRIPTION	AREA	PERCENTAGE	DATE
1	LOT 1	0.179 AC	100%	11/15/01
2	LOT 2	0.179 AC	100%	11/15/01
3	LOT 3	0.179 AC	100%	11/15/01
4	LOT 4	0.179 AC	100%	11/15/01
5	LOT 5	0.179 AC	100%	11/15/01
6	LOT 6	0.179 AC	100%	11/15/01
7	LOT 7	0.179 AC	100%	11/15/01
8	LOT 8	0.179 AC	100%	11/15/01
9	LOT 9	0.179 AC	100%	11/15/01
10	LOT 10	0.179 AC	100%	11/15/01
11	LOT 11	0.179 AC	100%	11/15/01
12	LOT 12	0.179 AC	100%	11/15/01
13	LOT 13	0.179 AC	100%	11/15/01
14	LOT 14	0.179 AC	100%	11/15/01
15	LOT 15	0.179 AC	100%	11/15/01
16	LOT 16	0.179 AC	100%	11/15/01
17	LOT 17	0.179 AC	100%	11/15/01
18	LOT 18	0.179 AC	100%	11/15/01
19	LOT 19	0.179 AC	100%	11/15/01
20	LOT 20	0.179 AC	100%	11/15/01

- SURVEY NOTES**
1. PART OF THE LAND DESCRIBED IN DEED BOOK 1886 PAGE 217 OF THE PUBLIC RECORDS OF SULLIVAN COUNTY, TENNESSEE, IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN.
 2. THE PROPERTY IS A PORTION OF THE LAND REFERENCED AS THE MAP AND PARCEL COULD BE BY THE SULLIVAN COUNTY TAX OFFICE.
 3. THE PROPERTY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN.
 4. THE PROPERTY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN.
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 19. THE PROPERTY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN.
 20. THE PROPERTY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR UNWRITTEN.

CERTIFICATE OF THE APPLICANT
 I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CITY ENGINEER OR COUNTY ROAD COMMISSIONER
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MANIT, HUNT, SANDER & REYES PARTNERSHIP
 1000 GLEN HUNT PARK DRIVE
 SUITE 200
 MEMPHIS, TN 38117



I HEREBY CERTIFY THAT THIS IS A CORRECT COPY OF THE ORIGINAL AS SHOWN TO ME BY THE APPLICANT AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CITY ENGINEER OR COUNTY ROAD COMMISSIONER

THE RETREAT AT HUNTS CROSSING PHASE 1A
CITY OF KINGSBORT PLANNING COMMISSION

TOTAL ACRES 2.881 AC
 TOTAL LOTS 20
 OWNER JIM HUNT SANDER & REYES PARTNERSHIP
 SURVEYOR J. L. SANDER

SCALE: 1" = 50'
 DATE: 03/09/02

APPLICANT'S CERTIFICATE
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