



MEMORANDUM

TO: KINGSPORT REGIONAL PLANNING COMMISSION

FROM: SAVANNAH GARLAND, PLANNER

DATE: FEBRUARY 15TH, 2024

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

FILE NUMBER: PLNCOM22-0031

The City currently holds an Irrevocable Letter of Credit in the amount of \$160,033.05 for Hunt's Crossing Phase 1. The City Engineering Division has recalculated the estimate for the extension and the estimate has decreased. The estimate is now \$122,655.62 to cover the costs of the remaining improvements to meet the Minimum Subdivision Regulations. An irrevocable letter of credit has been submitted to the City for the amount matching that estimate.

The new Irrevocable Letter of Credit states that the improvements will be completed on or before the Performance Date, which is set to December 8th, 2024 and expiration date of March 8th, 2025.

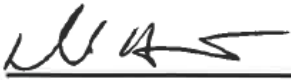
Staff recommends approval the Irrevocable Letter of Credit in the amount of \$122,655.62, as calculated by the City Engineering Division, to cover all remaining improvements for Hunt's Crossing.

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
CONTINGENCIES (6%)						\$ 6,428.49
						\$ 113,570.02
CONSTRUCTION CONTRACT ADMINISTRATION & INSPECTION (8%)						\$ 9,085.60
					TOTAL	\$ 122,655.62



David Harris
Civil Engineer I
City of Kingsport

January 26, 2024
Date



GREENER CO. INC.
 744 ALLISON RD.
 FINNEY PLAZA, TN
 (423) 591-8800

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

LEGEND

- EXISTING OLD GRAD
- NEW AND NEW (NEW)
- (1/2" RADIUS CURVED "L" LINE INDICATOR)
- DISMANTLED & REMOVED CURBING THAT FALLS ON AN EXISTING TRANSPORTATION POLY CENTERLINE
- EXISTING STAKE
- EXISTING ROAD
- PROPOSED NEW (CONCRETE) PAVED ROAD
- PROPOSED NEW (CONCRETE) NOT SHOWN (WATER MARK)
- LOT NUMBER
- ADDRESS

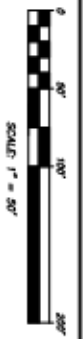
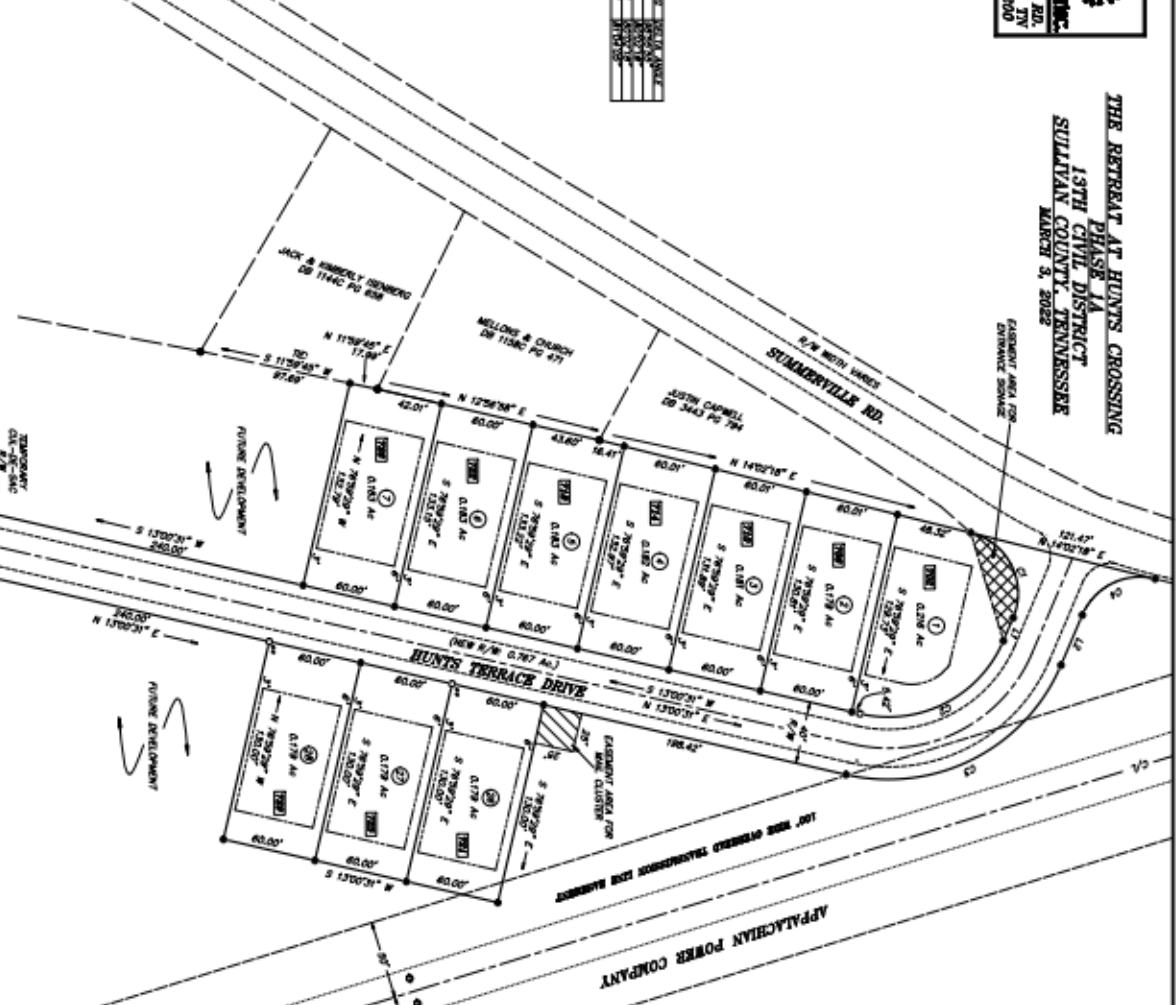
NO.	ADDRESS	LOT AREA	ACRES	OWNER
1	11111	0.183	0.42	...
2	11112	0.183	0.42	...
3	11113	0.183	0.42	...
4	11114	0.183	0.42	...
5	11115	0.183	0.42	...
6	11116	0.183	0.42	...
7	11117	0.183	0.42	...
8	11118	0.183	0.42	...
9	11119	0.183	0.42	...
10	11120	0.183	0.42	...
11	11121	0.183	0.42	...
12	11122	0.183	0.42	...
13	11123	0.183	0.42	...
14	11124	0.183	0.42	...
15	11125	0.183	0.42	...
16	11126	0.183	0.42	...
17	11127	0.183	0.42	...
18	11128	0.183	0.42	...
19	11129	0.183	0.42	...
20	11130	0.183	0.42	...

- SURVEY NOTES**
1. PART OF THE LAND DESCRIBED IN DEED BOOK HUNTS CROSSING...
 2. THE PROPERTY IS A PORTION OF THE LAND REFERENCED AS...
 3. THE MAP AND PARCEL CORNER BY THE SULLIVAN COUNTY...
 4. THE PROPERTY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR...
 5. THE PROPERTY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR...
 6. THE PROPERTY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR...
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 16. THE PROPERTY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR...
 17. THE PROPERTY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR...
 18. THE PROPERTY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR...
 19. THE PROPERTY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR...
 20. THE PROPERTY IS SUBJECT TO ANY EASEMENTS, EITHER WRITTEN OR...

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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PLANNING
 HUNT, HUNT, SANDER & REYES PARTNERSHIP
 1000 GLEN HUNT PARK DRIVE
 SUITE 200, GLEN HUNT PARK, TENNESSEE 37035



CERTIFICATE OF RECORDATION
 I HEREBY CERTIFY THAT THIS IS A CORRECT AND TRUE COPY OF THE ORIGINAL AS SUBMITTED TO THE REGISTERED OFFICE OF THE CLERK OF THE COUNTY OF SULLIVAN, TENNESSEE, AND THAT THE SAME IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE REGISTERED OFFICE OF THE CLERK OF THE COUNTY OF SULLIVAN, TENNESSEE.

CITY ENGINEER OR COUNTY ROAD COMMISSIONER
 I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE RETREAT AT HUNTS CROSSING PHASE 1A
 CITY OF KINGSPORT PLANNING COMMISSION
 TOTAL ACRES 2841 AC. TOTAL LOTS 10
 OWNER JIM HUNT, JAMES A. HUNT, JR., CIVIL DISTRICT
 SURVEYOR J. L. HUNT, CIVIL DISTRICT, CLOSENESS ERROR: 1:10,000
 SCALE: 1" = 50'

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